

SANTA BARBARA COUNTY GENERAL PLAN

HOUSING ELEMENT 2015-2023

DRAFT AMENDMENT
AUGUST 1, 2014



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County of Santa Barbara

Housing Element 2015-2023

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1. INTRODUCTION

What is the Housing Element?

The Housing Element is a part of the Santa Barbara County Comprehensive Plan and contains housing goals, policies, and programs for the unincorporated areas of Santa Barbara County. The Housing Element is based on an assessment of the County's current and projected housing needs and provides an inventory of sites available for housing construction. It also details market, governmental, and environmental factors which may constrain housing production, and identifies actions to enhance housing production consistent with the Comprehensive Plan and State housing element law.

Of the seven state-mandated elements of the Comprehensive Plan, the Housing Element is the most updated and reviewed, underscoring the statewide importance the legislature has placed on local governments to provide adequate housing opportunities for households at all economic levels. All cities and counties in California are required to regularly update their housing elements and submit them to the California Department of Housing and Community Development (State HCD) for review for consistency with State housing element law.

"The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order."

California Government Code section 65580(a)

The Housing Element also includes policies that help ensure that local land use controls allow development of an adequate housing supply for all economic segments of the population. It focuses particular attention on the housing needs of farmworkers, lower income, workforce, and special needs households.

2015-2023 Housing Element Update

The 2015-2023 Housing Element Update amends the 2009-2014 Housing Element. The update focuses on amending existing goals, policies, and programs for the new eight-year 2015-2023 Housing Element planning period. The update builds on what has been effective in the past with amendments to the 2009-2014 Housing Element. In summary, the update evaluates the efficiency and effectiveness of existing policies and programs and (1) deletes completed goals, policies, and programs, and, as necessary, (2) amends outdated and/or adds new goals, policies, and programs.

The policies and programs included in this Housing Element are driven by six goals:

Goal 1: Enhance the Affordability, Diversity, Quantity, and Quality of the Housing Supply

Goal 2: Promote, Encourage, and Facilitate Housing for Special Needs Groups

Goal 3: Provide Fair and Safe Access to Housing

- Goal 4: Preserve the Affordable Housing Stock and Cultivate Financial Resources for the Provision of Affordable Housing in Santa Barbara County
- Goal 5: Foster Cooperative Relationships and Efficient Government
- Goal 6: Promote home ownership, owner occupancy, and/or the continued availability of affordable housing units through programs and implementing ordinances for all economic segments of the population including very-low, low, moderate, and/or workforce income households to assure that existing and projected needs for affordable housing are accommodated in residential development

No rezones are proposed as part of the 2015-2023 Housing Element. Rather, the County continues to rely on the community plans in process for any rezones required to implement existing programs (i.e., Program 1.3) in the 2009-2014 Housing Element. This approach **addresses existing programs and reflects the County's relatively low Regional Housing Needs Allocation (RHNA) and adequate supply of housing for all income categories for the 2015-2023 Housing Element planning period.**

The Board of Supervisors directed staff to begin the 2015-2023 Housing Element Update in July 2013 after the Santa Barbara County Association of Governments (SBCAG) and State HCD approved the *Regional Housing Needs Allocation (RHNA) Plan 2014-2022* (SBCAG 2013). The RHNA Plan 2014-2022 allocates the housing need assigned to its member cities and the County by State HCD. During the update, the County reviewed its inventory of land available for housing development and determined there were adequate sites in the inventory to meet its RHNA.

Public Participation

Public participation played a key role in shaping the goals, policies, and programs in the 2015-2023 Housing Element. In April 2014, Santa Barbara County Planning and Development Department (P&D) initiated a county-wide outreach program that included one workshop with the Montecito Planning Commission, one workshop with the County Planning Commission, one workshop with the County Board of Supervisors, five public workshops and stakeholder meetings in Santa Maria and Santa Barbara, and a housing survey. Participants included affordable housing providers, developers, business representatives, special needs service providers, residents, and neighborhood advocacy groups. Comments from participants are summarized in Appendix E of this Housing Element.

Housing Element Law

Key Requirements

Housing Element law, enacted in 1969, directs local governments to plan for meeting the existing and projected housing needs of all economic and special needs segments of the community. The law acknowledges that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development.

State law specifies that the Housing Element must:

- Review the previous Housing Element's effectiveness,

- Identify and analyze the existing and projected housing needs,
- Identify constraints to providing housing and mitigating opportunities for those constraints,
- List goals, policies, resources, and programs for the preservation, improvement, and development of housing,
- Inventory lands available to meet housing needs, and
- Quantify the objectives of the Housing Element programs.

State Review

Government Code section 65585 requires that the County submits its draft and final (adopted) housing elements to State HCD **for review and "certification."** Specifically, the County must submit its draft housing element amendment to State HCD at least 60-days prior to the adoption of its final housing element. The State HCD reviews the draft and reports its findings to the County within 60 days. In its findings, State HCD determines whether the draft housing element amendment substantially complies with the requirements of State housing element law.

The County must consider **State HCD's** findings prior to the adoption of its final housing element. It must take one of the following actions if State HCD finds that the draft element does not substantially comply with State housing element law:

1. Change the draft element amendment to substantially comply with State law; or
2. Adopt the draft element amendment without changes, and include in its resolution of adoption written findings which explain the reasons the County believes that the draft element substantially complies with State law.

The County must submit its final (adopted) housing element amendment to State HCD. State law requires that State HCD review the final element amendment and report its findings to the County within 90 days.

Regional Housing Needs Assessment

The State HCD provides each region with its projected housing need for a specific housing element planning period. The projection is contained in the RHNA Plan 2014-2022 prepared by **SBCAG. SBCAG allocates this estimated housing need among the region's jurisdictions, including** incorporated cities and the unincorporated county. In doing so, it identifies the number of housing units the County must plan for, as well as the affordability level of those units based on State HCD defined income categories. RHNA findings and methods are described in Chapter 6 – *Land Inventory and Quantified Objective*.

Consistency with Other Policies and Programs

California law requires that the Housing Element, as part of the Comprehensive Plan, contain an integrated and internally consistent set of policies. The County compared the programs and policies in this Housing Element with regional planning goals, other Comprehensive Plan elements, community plans, and County zoning ordinances. As illustrated in Table 1.2 below, the County has several Comprehensive Plan elements other than the Housing Element; these other policy documents address land use, open space, agriculture, and other areas of importance.

There are twelve community plan areas in the unincorporated area, including the Isla Vista Master Plan (IVMP) for the community of Isla Vista. Each community plan is adopted as part of **the County’s Comprehensive Plan**. Community plans further detail the policies of the Comprehensive Plan as they pertain to specific areas. Policies contained in the community plans, including those related to housing, must be consistent with those in the Comprehensive Plan, and by extension, the Housing Element.

Table 1.2 – Comprehensive Plan Elements

California State law requires each city and county to adopt a Comprehensive Plan to document its goals and policies for future development. A Comprehensive Plan is not a single document, but is comprised of both state-mandated elements specified by the California Government Code section 65302(c) and optional elements deemed important to a city or county. Each element consists of goals, policies, and programs intended to assist the jurisdiction in completing its housing objectives. State law requires that the elements be internally consistent with one another. Santa Barbara **County’s** General Plan contains the following elements:

<i>State Mandated Elements</i>	<i>Optional Elements</i>
<ul style="list-style-type: none"> • Land Use • Circulation • Housing • Open Space 	<ul style="list-style-type: none"> • Conservation • Noise • Seismic and Safety • Coastal Land Use Plan
<ul style="list-style-type: none"> • Agriculture • Environmental Resource Management 	<ul style="list-style-type: none"> • Energy Conservation • Scenic Highways • Hazardous Waste

State Review

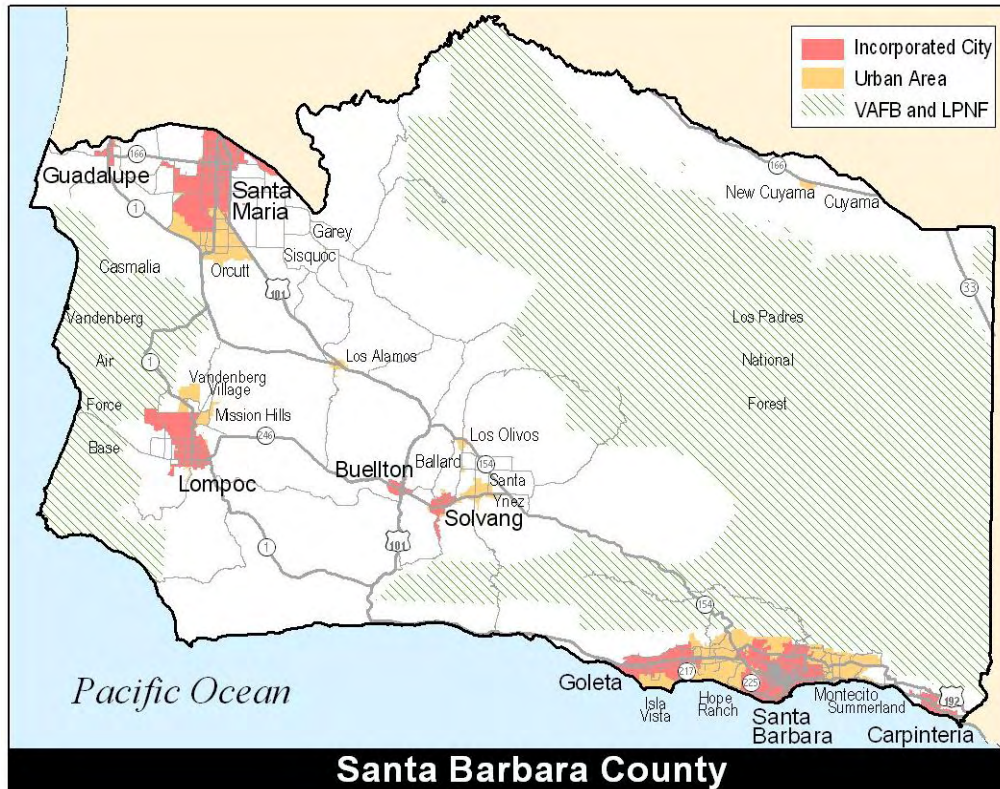
According to Government Code section 65585, State HCD uses a two-step process to review housing element amendments. First, the local planning agency (e.g., P&D) submits a draft housing element amendment to State HCD for review. This step occurs before the local legislative body (e.g., Board of Supervisors) adopts the amendment. State HCD provides written findings to the local planning agency within 60-days of receipt of draft amendment. In its written findings, State HCD determines whether the draft amendment substantially complies with the requirements of State housing element law.

Second, the local legislative body must consider State HCD’s written findings and must consider potential changes to the draft housing element amendment if State HCD determines the draft amendment does not substantially comply with State law. The local legislative body then adopts and submits the amendment to State HCD for further review. HCD provides written findings to the local planning agency and legislative body within 90-days of receipt of adopted amendment.

Local Setting

Santa Barbara County, located approximately 100 miles northwest of Los Angeles and 300 miles south of San Francisco, was established in February, 1850. The County occupies 2,774 square miles, approximately 39% of which are located in the Los Padres National Forest. Bordered on the west and south by the Pacific Ocean, the County has 110 miles of coastline (Figure 1.1). The 2010 U.S. Census reported the population of Santa Barbara County to be 427,251, including the eight incorporated cities: Santa Barbara, Goleta, Santa Maria, Lompoc, Carpinteria, Guadalupe, Solvang, and Buellton.

Figure 1.1 – Santa Barbara County



Santa Barbara County Unincorporated Areas

Santa Barbara County boasts a variety of unincorporated communities with substantial diversity within its boundaries. Communities along the southern portions of the county are located adjacent to the Pacific Ocean and are characterized by breathtaking views and world-class beaches. These southern communities are sought after for vacation homes, and tourism plays a substantial role in the coastal portion of the economy. The unincorporated communities in this region include Hope Ranch, Montecito, Summerland, Toro Canyon, Mission Canyon, the Eastern Goleta Valley, and Isla Vista. The University of California, Santa Barbara (UCSB) campus is located adjacent to Isla Vista and is the County’s single largest employer, providing over 9,000 jobs.

The picturesque Santa Ynez Valley lies in the heart of the county’s thriving wine country. The communities of Ballard, Los Olivos, and Santa Ynez are clustered in this part of the county. These areas are rural in character and have some constraints for new development given the lack of public facilities, infrastructure, and distance from employment centers.

Unincorporated communities in the northern sections of the county include Mission Hills, Mesa Oaks, and Vandenberg Village, which make up the unincorporated area surrounding Lompoc. Los Alamos, Guadalupe, and Orcutt surround the Santa Maria area. These communities reflect the agricultural heritage of the county, and are also influenced by the presence of Vandenberg Air Force Base. Land costs are typically less expensive here than on the South Coast, and housing market issues differ substantially from those of South Coast communities.

The eastern portion of Santa Barbara County is largely composed of the 800,000-acre Los Padres National Forest with the Cuyama Valley on the eastern portion of the county. Small, isolated townships in North County include Garey, Sisquoc, and Casmalia. Los Padres National Forest accounts for approximately half of the total land in Santa Barbara County and is complemented by over 760,000 acres of land dedicated to agriculture in the county.

Information Sources

The Housing Element update is based primarily on data from federal, state, and local agencies. Supplemental data was obtained from several local and regional non-profit housing organizations.

The principal agencies include the U.S. Census Bureau, U.S. Department of Housing and Community Development (HUD), California Department of Housing and Community Development (State HCD), County of Santa Barbara Community Services Department, Housing and Community Development Division (County HCD), and Santa Barbara County Association of Governments (SBCAG).

The principal documents include the U.S. Census; American Community Survey (ACS); *Regional Housing Needs Assessment (RHNA) Plan 2014-2022* (SBCAG 2013); *Regional Growth Forecast 2010-2040* (SBCAG 2012); and Housing Element Data Package (State HCD 2014). The bibliography and references include a complete list of sources cited in this Housing Element.

The State HCD Data Package contains data primarily compiled from California Department of Finance (DOF), California Department of Developmental Services, 2010 U.S. Census and ACS. The tables, figures, and text in the Housing Element cite the Housing Element Data Package unless County staff obtained more detailed and/or up-to-date data from available sources. In those cases, the tables, figures, or text cite the primary source of the data (e.g., 2010 U.S. Census, ACS).

2. HOUSING NEEDS ASSESSMENT

Introduction

State law requires that housing elements make adequate provisions for the “[e]xisting and projected needs of all economic segments of the community” (Government Code § 65583). Housing elements must also address the “special housing needs” of groups such as the elderly, disabled, farmworkers, homeless, and persons or families in need of emergency shelter (Government Code § 65583(a)(7)).

The purpose of this chapter is to provide a housing needs assessment for the 2015-2023 Housing Element planning period and guide the preparation of the goals, policies, and programs in Chapter 5 – *Housing Goals, Policies, and Programs*. The assessment is based on the results of outreach and workshops held from April to July 2014 and a review of updated population, demographic, and employment trends.¹ This chapter also considers other economic and social factors that contribute to housing demand throughout unincorporated Santa Barbara County. It details the market characteristics of housing production and describes programs that assist in providing affordable housing in the unincorporated county.

This chapter includes an explanation of the State-mandated RHNA Plan 2014-2022. The RHNA Plan 2014-2022 ultimately determines the number of future housing units for each of the income levels defined by the State HCD (i.e., very-low, low, moderate, above moderate) that local jurisdictions must demonstrate can be accommodated by existing zoning capacity and housing programs within the 2015-2023 Housing Element planning period.

Based on the analysis in this chapter, the following conclusions have been drawn:

- County-wide demographics reflect changes between 2000 and 2012 that include an increase in the proportion of ethnically Hispanic or Latino and retired persons living in Santa Barbara County. These changes affect the demand for services, employment, and housing, as well as the types and affordability levels of housing needed.
- **South County’s population is aging, living longer, and staying longer in homes.** Older populations generally have smaller household sizes, leading to an underutilization of owner-occupied housing units.
- Younger and older age groups are increasing, triggering a demand for non-suburban types of housing.
- Despite the **drop in housing prices associated with the “Great Recession,”** the slow economic recovery and rapidly rising housing prices have kept housing expensive, especially in the South County and Santa Ynez Valley.

¹ A summary of public outreach comments and housing survey results is included in Appendix E.

- Significant numbers of lower wage agricultural, hospitality, tourism, and retail jobs exist in the County and contribute to the need for affordable housing. This trend is expected to continue through the 2015-2023 Housing Element planning period.
- South County has the strongest economy in the county but lacks affordable housing for low and moderate income households, resulting in a jobs-housing imbalance and long distance commutes.
- South County has the lowest rental vacancy rates in years (1%), and the rental costs are rising. A county-wide survey of available rental housing indicated a lack of affordable rental housing, particularly in South County, Santa Ynez Valley, and Lompoc Valley.
- While land in the county is zoned appropriately, regulatory barriers exist that inhibit opportunities for combined emergency shelters, single room occupancy projects (SRO), treatment facilities, and temporary housing as described in Chapter 3 – *Housing Constraints and Mitigating Opportunities*.

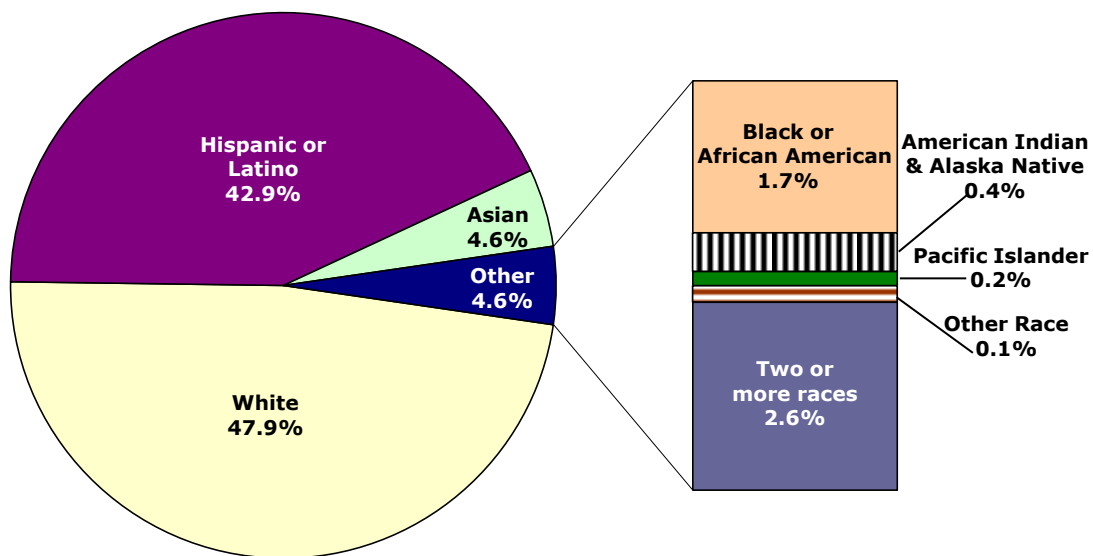
Population and Employment

Demographics

Regional demographic factors such as age, ethnicity, household size, and income affect housing choices. Accordingly, a regional demographic profile helps identify trends that reflect housing needs in the unincorporated county.

Figure 2.1 displays the racial composition of the unincorporated county in 2010. County-wide, the proportion of residents identifying themselves as Hispanic or Latino increased from 34.2% in 2000 to 42.9% in 2010. This Hispanic or Latino population had increased to 43.8% by 2012 (2012 ACS). This is a higher proportion than the rest of California, which had a 38.2% Hispanic or Latino population (U.S. Census website 2014).

Figure 2.1 – Racial and Ethnic Profile



Source: 2010 U.S. Census

Table 2.1 presents basic demographic data for the State and Santa Barbara County including the incorporated cities. Table 2.1 also compares 2005-2007 ACS data and 2010-2012 ACS data to identify trends.²

The County has a slightly higher proportion of both younger and older people than the State. The County is made up of 15.3% of residents 18 to 25 years of age, compared to 9.0% statewide (2010-2012 ACS). This is likely attributable to the presence of UCSB and other colleges located in the region. In 2014, **UCSB's** student population was 21,685 (UCSB website 2014).

Quality of life factors also make the region attractive to retirees. The temperate climate, natural beauty, outstanding recreational opportunities, high-quality health care, and proximity to Los Angeles help account for the fact that there are 1.3% more residents 65 and older in the county than the statewide average (Table 2.1).

According to the *Regional Growth Forecast 2010-2040* (SBCAG 2012), the 10-year period from 2000 and 2010 reveals an overall increase in the population 45 years and over, which includes members of the baby boom generation reaching retirement.³

Educational Attainment

In 2012, 18.2% of the **county's** population over the age of 25 **had received a Bachelor's Degree** compared to 19.4% **of the State's population** as shown in 2.1. The 79.1% of the **County's** population who have graduated from high school is 2.0% lower than the State (81.1%) as a whole (Table 2.1).

²The U.S. Census counts the population using a large sample size, whereas the ACS builds on the baseline census and infers change using a smaller data sample with an increased margin of error. Overall, the ACS provides a useful estimate of periods between the decennial censuses.

³The Santa Barbara County Association of Governments (SBCAG) is a regional planning body that coordinates the cooperative planning efforts of the County of Santa Barbara and its adjacent incorporated cities. In 2012, SBCAG produced its *Regional Growth Forecast 2010-2040* which includes forecasts of population and employment for Santa Barbara County its major economic and demographic regions and its eight incorporated cities.

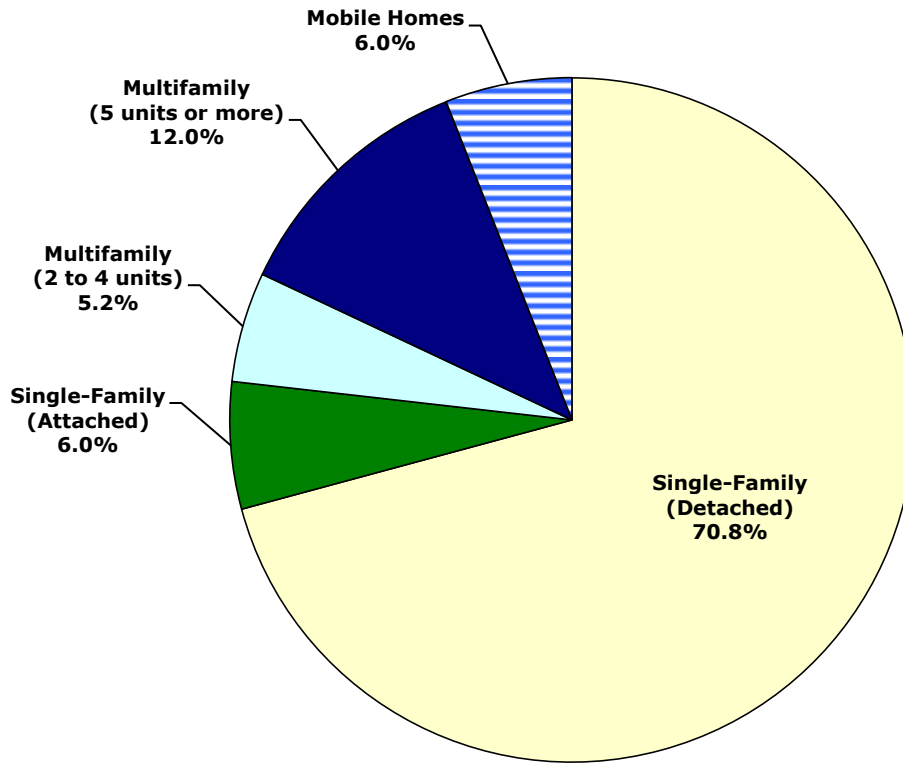
Table 2.1 - Santa Barbara County Population

Demographic Characteristic	2005 - 2007		2010-2012		2010-2012		Countywide Increase/ (Decrease) 2005-07 to 2010-12
	County-wide		County-wide		State		
	Number	% of Total	Number	% of Total	Number	% of Total	
Total Population	402,968		427,251		37,686,586		6.0%
Male	202,606	50.3%	214,594	50.2%	18,739,629	49.7%	5.9%
Female	200,362	49.7%	212,657	49.8%	18,946,957	50.3%	6.1%
Age							
Under 18 years	96,273	23.9%	97,840	22.9%	9,836,269	26.1%	1.6%
18 to 24 years	58,015	14.4%	65,369	15.3%	3,405,733	9.0%	12.7%
25 to 44 years	105,674	26.2%	107,667	25.2%	10,573,799	28.1%	1.9%
45 to 64 years	91,329	22.7%	100,831	23.6%	9,443,884	25.1%	10.4%
65 to 74 years	24,490	6.1%	27,771	6.5%	2,404,818	6.4%	13.4%
75 years and over	27,187	6.7%	28,199	6.6%	2,022,083	5.4%	3.7%
Educational Attainment for Persons Aged 25+	248,680	100.0%	264,105	100.0%	24,444,584	100.0%	6.2%
Less than 9th grade	29,408	11.8%	33,805	12.8%	2,516,506	10.3%	15.0%
9th to 12th grade, no diploma	18,845	7.6%	21,393	8.1%	2,102,121	8.6%	13.5%
High school graduate (includes equivalency)	49,262	19.8%	48,067	18.2%	5,090,077	20.8%	-2.43%
Some college, no degree	54,608	22.0%	58,367	22.1%	5,400,111	22.1%	6.9%
Associate degree	20,497	8.2%	21,128	8.0%	1,886,900	7.7%	3.1%
Bachelor's degree	47,434	19.1%	48,067	18.2%	4,731,578	19.4%	1.3%
Graduate or professional degree	28,626	11.5%	33,277	12.6%	2,717,291	11.1%	16.2%

Source: *County of Santa Barbara Housing Needs Assessment* (EPS 2009); 2010-2012 ACS

Figure 2.2 shows that just over half of the households located in the unincorporated county contain two or three members. Large households, with at least five persons, make up 12% of the households in the unincorporated area.

Figure 2.2 – Number of Persons per Household, and Number of Households Unincorporated Santa Barbara County



Source: Housing Element Data Package (State HCD 2014)

Population Projections

Table 2.2 illustrates that the population will increase by 9.3% and 9.8% in the unincorporated county and county-wide, respectively, over the next ten years, and household formation is anticipated to keep pace with that population growth, given projections from the Regional Growth Forecast.

Table 2.2 - Unincorporated County and County-wide Population Growth

	2010	2015	2020	2025	2030	2035	2040	Estimated Change 2015-2025	Estimated Change 2010-2040
Total Population									
Unincorporated County	134,433	140,007	145,581	153,085	160,588	161,923	163,257	9.3%	21.4%
Countywide	423,800	428,600	445,900	470,400	495,000	507,500	520,000	9.8%	22.7%
Households									
Unincorporated County	45,442	46,506	47,570	50,192	52,813	53,284	53,754	7.9%	18.3%
Countywide	142,100	142,600	151,100	160,600	170,500	177,400	183,600	12.6%	29.2%

Source: *Regional Growth Forecast 2010-2040* (SBCAG 2012)

Household Projections

In the unincorporated county, the Regional Growth Forecast projects that approximately 2,360 new households will be added during the eight-year 2015-2023 Housing Element planning period. This represents an average of 295 new households each year. The Regional Growth Forecast **also projects that the county’s population will increase by approximately 23,356 persons and 3,928 new households overall during the same period.**

The Regional Growth Forecast estimates county-wide average household size to be 2.86 persons; however, that average household size masks the substantial variability throughout each of the unique communities in the county. For example, the household size estimate in the City of Guadalupe is 3.91 persons, versus 2.11 persons per household in unincorporated Summerland. The variability in household size may be attributable to the proximity of employment centers and character of each community. The Guadalupe area and Santa Maria Valley has significant agricultural sector employment, whereas Summerland is a seaside community comprised largely of single-family and vacation homes.

Employment

In addition to population demographics, employment, especially the types of jobs and wages, significantly affect the demand and need for workforce housing.

During the 2009-2014 Housing Element planning period, the region continued to experience the effects of the 2007-2009 recession and the slow economic recovery which continues during the 2015-2023 Housing Element Update. The drop in employment related to the recession is reflected in Table 2.3 which shows declines in construction, government, trade, transportation, and utilities sectors.

Since the recession, overall employment in Santa Barbara County grew by 2.8% from 2009-2012 according to the *UCSB Economic Forecast Project* (UCSB 2013). This growth was led by professional and business services; agriculture, forestry, fishing and hunting, and mining; educational and health services; and leisure and hospitality sectors (including tourism). The growth detailed in the *UCSB Economic Forecast Project* is reduced from the 4.9% growth in the county estimated by the 2008-2012 ACS.

The *UCSB Economic Forecast Project* notes that the two fastest growing sectors in Santa Barbara County are mining (up nearly 40%) and information (up nearly 20%), but also represent the smallest shares of overall employment. Agricultural employment experienced employment growth, up about 10% over the 2009 level. Table 2.4 shows the largest employers in the Santa Barbara County.

Income

Table 2.5 displays the 30 occupational categories in the Santa Barbara–Santa Maria Metropolitan Statistical Area (MSA) with the highest employment and corresponding wage estimates. Two-thirds of those occupations pay less than \$40,000 per year. In 2012, the jobs with the highest number of employees were retail sales persons, farm labor, office clerks, cashiers, and food service workers. The annual pay for these jobs ranges from approximately \$19,000 to \$36,000 and fall below the county's median annual income for a one-person household of \$51,300 (see Table 2.8). School teachers, police and sheriff patrol officers, and nurses incomes range from approximately \$68,000 to \$89,800 and contribute to the economic base of the region. Post-secondary educators earn \$88,000 per year, and general practice physicians earn approximately \$142,000 annually but do not show up in the top 30 occupations in the county.

The tourism, residential maintenance, food service, and agricultural sectors of the economy produce a significant number of low income jobs. Generally, incomes indicate how much the members of the workforce can afford to pay for housing. If local housing options are not available or affordable for the workforce, individuals and families are likely to seek housing in neighboring communities. As discussed in Chapter 3 – *Housing Constraints*, an imbalance between jobs and housing options leads to regional costs, such as increased vehicle trips and associated greenhouse gas emissions.

Table 2.3 - Employment by Industry

Industry	2007		2012				
	Santa Barbara County		Unincorporated County		Santa Barbara County		County-wide Change 2007-2012
	Number	Percentage	Number	Percentage	Number	Percentage	
Agriculture, forestry, fishing and hunting, and mining	12,911	6.9%	2,409	4.1%	17,169	8.8%	33.0%
Construction	13,706	7.4%	3,160	5.3%	11,042	5.7%	-19.4%
Manufacturing	16,219	8.7%	4,661	7.9%	14,411	7.4%	-11.1%
Wholesale trade	4,846	2.6%	1,267	2.1%	4,729	2.4%	-2.4%
Retail trade	17,796	9.5%	5,770	9.7%	19,575	10.0%	10.0%
Transportation and warehousing, & utilities	5,192	2.8%	1,558	2.6%	5,437	2.8%	4.7%
Information	3,945	2.1%	1,279	2.2%	4,190	2.1%	6.2%
Finance, insurance, real estate and rental & leasing	11,312	6.1%	3,500	5.9%	9,685	5.0%	-14.4%
Professional, scientific, mgmt, admin., & waste mgmt srvc	21,731	11.7%	6,144	10.4%	22,693	11.6%	4.4%
Educational, health and social services	41,030	22.0%	17,309	29.2%	45,651	23.4%	11.3%
Arts, entertainment, recreation, accomm. & food srvc	19,600	10.5%	6,421	10.8%	22,545	11.6%	15.0%
Other services (except public administration)	10,033	5.4%	2,829	4.8%	9,409	4.8%	-6.2%
Public administration	8,142	4.4%	3,046	5.1%	8,521	4.4%	4.7%
Total Employment †	186,463	100.0%	59,353	100.0%	195,057	100.0%	4.6%

Sources: *County of Santa Barbara Housing Needs Assessment* (EPS 2009); Housing Element Data Package (State HCD 2014)

†Civilian employed population over the age of 16.

Table 2.4 - Major Employers in Santa Barbara County

Company	Location	Employees
University of California	Goleta	10,063
Vandenberg AFB	Lompoc	6,878
County of Santa Barbara	Santa Barbara	4,383
Santa Barbara Cottage Hospital	Santa Barbara	2,845
SB Unified School District	Santa Barbara	2,531
Santa Barbara City College	Santa Barbara	1,791
City of Santa Barbara	Santa Barbara	1,695
Marian Medical Center	Santa Maria	1,475
Santa Maria - Bonita Schools	Santa Maria	1,366
Raytheon Systems	Goleta	1,365
Sansum Santa Barbara Medical Foundation Clinic	Santa Barbara	1,196
Santa Barbara County Education Office	Santa Barbara	1,072
Lompoc Unified School District	Lompoc	1,019
Allan Hancock College	Santa Maria	779

Source: 2013 Santa Barbara County Real Estate and Economic Outlook (California Economic Forecast 2013)

Table 2.5 Occupational Employment and Wage Data for Santa Barbara-Santa Maria MSA

Occupational Title	May 2007 Employment Estimates	Mean Hourly Wage (1st Quarter 2008)	Mean Annual Wage (1st Quarter 2008)	May 2012 Employment Estimates	Mean Hourly Wage (1st Quarter 2013)	Mean Annual Wage (1st Quarter 2013)	% Increase of Mean Annual Wage 2008- 2013
Retail Salespersons	6,390	\$11.58	\$24,098	5,430	\$12.52	\$26,037	8.0%
Farmworkers and Laborers, Crop, Nursery, and Greenhouse	5,920	\$9.12	\$18,991	5,240	\$9.15	\$19,028	0.2%
Office Clerks, General	5,670	\$15.03	\$31,258	3,550	\$17.46	\$36,304	16.1%
Cashiers	4,050	\$11.24	\$23,379	3,940	\$11.54	\$24,007	2.7%
Combined Food Preparation and Serving Workers, Including Fast Food	3,040	\$9.33	\$19,408	3,480	\$9.99	\$20,783	7.1%
General and Operations Managers	2,720	\$53.98	\$112,272	3,120	\$58.39	\$121,454	8.2%
Executive Secretaries and Administrative Assistants	2,580	\$20.85	\$43,356	1,480	\$25.55	\$53,823	24.1%
Landscaping and Groundskeeping Workers	2,390	\$12.05	\$25,064	2,420	\$13.43	\$27,937	11.5%
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	2,320	\$11.59	\$24,090	2,040	\$13.22	\$27,488	14.1%
Stock Clerks and Order Fillers	2,260	\$11.72	\$24,381	2,140	\$12.29	\$25,554	4.8%
Bookkeeping, Accounting, and Auditing Clerks	2,250	\$18.53	\$38,543	2,240	\$21.25	\$44,182	14.6%
Maids and Housekeeping Cleaners	1,950	\$9.30	\$19,356	2,120	\$10.68	\$22,215	14.8%
Customer Service Representatives	1,930	\$16.84	\$35,028	1,590	\$17.35	\$36,104	3.1%
Elementary School Teachers, Except Special Education	1,860	n/a	\$59,877	1,980	n/a	\$68,603	14.6%
Cooks, Fast Food	1,820	\$8.81	\$18,332	1,360	\$9.28	\$19,298	5.3%
First-Line Supervisors/Managers of Office and Administrative Support Workers	1,820	\$25.06	\$52,123	1,780	\$26.22	\$54,551	4.7%
Construction Laborers	1,770	\$15.81	\$32,894	970	\$19.05	\$39,625	20.5%
Registered Nurses	1,680	\$35.42	\$73,670	3,070	\$41.30	\$85,903	16.6%
Receptionists and Information Clerks	1,670	\$13.08	\$27,201	1,370	\$14.41	\$29,989	10.2%
Carpenters	1,640	\$26.52	\$55,147	590	\$27.26	\$56,698	2.8%
Secretaries, Except Legal, Medical, and Executive	1,590	\$16.42	\$34,149	2,120	\$17.78	\$36,991	8.3%
Business Operations Specialists, All Other	1,570	\$33.45	\$69,586	1,470	\$33.28	\$69,229	-0.5%
Secondary School Teachers, Except Special and Vocational Education	1,520	n/a	\$61,241	n/a	n/a	\$70,886	15.7%
Laborers and Freight, Stock, and Material Movers, Hand	1,520	\$12.13	\$25,229	2,020	\$12.71	\$26,435	4.8%
Food Preparation Workers	1,510	\$9.73	\$20,248	1,420	\$10.15	\$21,110	4.3%
First-Line Supervisors/Managers of Retail Sales Workers	1,500	\$19.28	\$40,095	1,510	\$20.44	\$42,524	6.1%
Maintenance and Repair Workers, General	1,450	\$17.08	\$35,525	1,550	\$18.93	\$39,380	10.9%
First-Line Supervisors/Managers of Food Preparation and Serving Workers	1,270	\$14.86	\$30,905	1,160	\$16.49	\$34,298	11.0%
Police and Sheriff's Patrol Officers	1,240	\$34.81	\$72,405	770	\$43.18	\$89,809	24.0%
Sales Representatives, Wholesale and Manufacturing, Except Technical and Scientific Products	1,210	\$28.46	\$59,191	1,040	\$25.71	\$53,482	-9.6%

Source: Labor Market online database (California Employment Development Department website 2014)

Table 2.6 presents county-wide income data from the 2006-2010 ACS. A recent memorandum from State HCD indicates the county’s area median income (AMI) in 2014 was \$73,300 for a four-person household.

**Table 2.6 – Household Income
 Santa Barbara County**

Household Income	Households	% Total
Less than \$15,000	13,871	10.3%
\$15,000 - \$24,000	13,275	9.8%
\$25,000 - \$34,999	12,909	9.6%
\$35,000 - \$49,999	19,372	14.3%
\$50,000 - \$74,999	26,743	19.8%
\$75,000 - \$99,999	16,912	12.5%
\$100,000 - \$149,999	21,301	15.8%
\$150,000 - \$199,999	8,578	6.4%
\$200,000 or more	2,091	1.5%
Total Households	135,052	100%

Source: 2006-2010 ACS

State housing policies and programs disaggregate county-wide income data into categories ranging from incomes **considered “extremely-low” to those considered “moderate.”** Housing programs are often tailored to address the needs of these particular income groups. Table 2.7 displays the income categories as defined by State HCD. Table 2.8 shows the income limits for each income category and Table 2.9 displays the number of households within each of those income categories.

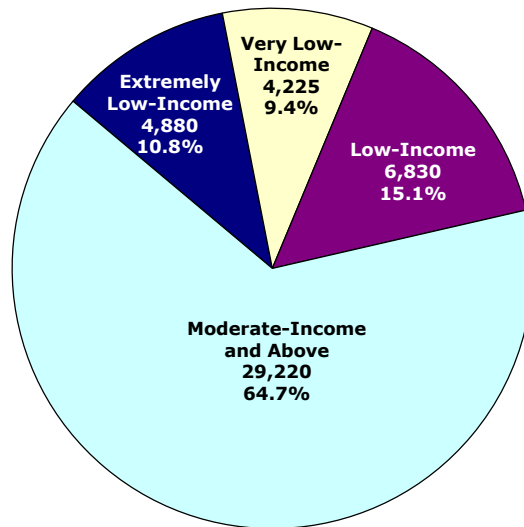
Table 2.7 - Definitions Used for Comparing Income Levels

Income Category	Definition
Extremely-Low Income	Up to 30% of County Median Income
Very-Low Income	31% to 50% of County Median Income
Low Income	51% to 80% of County Median Income
Moderate Income	81% to 120% of County Median Income
Above Moderate Income	121% and above of County Median Income

Source: State Income Limits for 2014, Memorandum (State HCD 2014)

The U.S. Department of Housing and Urban Development (HUD) periodically provides demographic data based on information received from the U.S. Census Bureau. This data, known as the Comprehensive Housing Affordability Strategy (CHAS) data are used by jurisdictions, such as Santa Barbara County, that have prepared a CHAS. In Santa Barbara County, the CHAS is maintained by the County of Santa Barbara Community Services Department, Housing and Community Development Division (County HCD), and is needed to access Federal grants. According to CHAS data, 20% of the unincorporated **county's households** were earning at or below 50% of county median income in 2010 (see Table 2.9 and Figure 2.3), which is considered very-low or extremely-low income. As Table 2.9 indicates, there were 34,850 extremely-low and very-low income households county-wide in 2010. Of that, 9,105 were in the unincorporated areas.

**Figure 2.3 – Household by Income Level
Unincorporated Santa Barbara County**



Source: CHAS online database (HUD 2006-2010)

Table 2.8 - Santa Barbara County Income Limits

Household Size	Extremely-Low Income (30% of Median)	Very-Low Income (50% of Median)	Low Income (80% of Median)	Median Income	Moderate Income (120% of Median)
1 Person	\$16,750	\$27,900	\$44,600	\$51,300	\$61,550
2 Persons	\$19,150	\$31,850	\$51,000	\$58,650	\$70,350
3 Persons	\$21,550	\$35,850	\$57,350	\$65,950	\$79,150
4 Persons	\$23,900	\$39,800	\$63,700	\$73,300	\$87,950
5 Persons	\$25,850	\$43,000	\$68,800	\$79,150	\$95,000
6 Persons	\$27,750	\$46,200	\$73,900	\$85,050	\$102,000

Source: *State Income Limits for 2014*, Memorandum (State HCD 2014)

Table 2.9 - Households by Income Category

Income Category	Unincorporated County		County-wide	
	Households	% of Total	Households	% of Total
Households				
Extremely Low-Income	4,880	10.8%	17,975	12.7%
Very Low-Income	4,225	9.4%	16,875	11.9%
Low-Income	6,830	15.1%	25,525	18.0%
Moderate-Income and Above	29,220	64.7%	81,420	57.4%
Total Households	45,155	100.0%	141,795	100.0%

Source: CHAS online database (HUD 2006-2010)

Housing Types and Production

Between 2009-2013, the County issued building permits for 830 housing units in the unincorporated county. The majority of those permits (83%) were for single-family dwellings (691 units). The remaining (17%) were for multifamily units (139) (Table 2.10).

Much of the county is rural in nature and many of the county's unincorporated neighborhoods and communities lack the urban character, retail services, transit opportunities, and job centers typically found in the incorporated cities, and needed to support significant multifamily housing development. However, recent efforts to incentivize market and assisted affordable housing development in the County's community plan designated urban areas (e.g., Orcutt, Isla Vista, Los Alamos, Eastern Goleta Valley) are reflected in the 8% increase in multifamily housing permits issued during the 2009-2014 Housing Element planning period when compared to the prior seven-year period (2001-2008) (Table 2.10).

**Table 2.10 – 2009-2014 Housing Element Planning Period
Building Permit Activity, Unincorporated County**

Year	Single-Family †		Multifamily ††		Total
	Units	% of Year's Total	Units	% of Year's Total	
2009	118	91%	11	9%	129
2010	191	94%	12	6%	203
2011	87	70%	38	30%	125
2012	109	62%	66	38%	175
2013	186	94%	12	6%	198
		% of Total Production		% of Total Production	
Five-Year Total	691	83%	139	17%	830
2001 to 2008	1,832	91%	190	9%	2,022

Source: State of the Cities Data Systems (SOCDS)

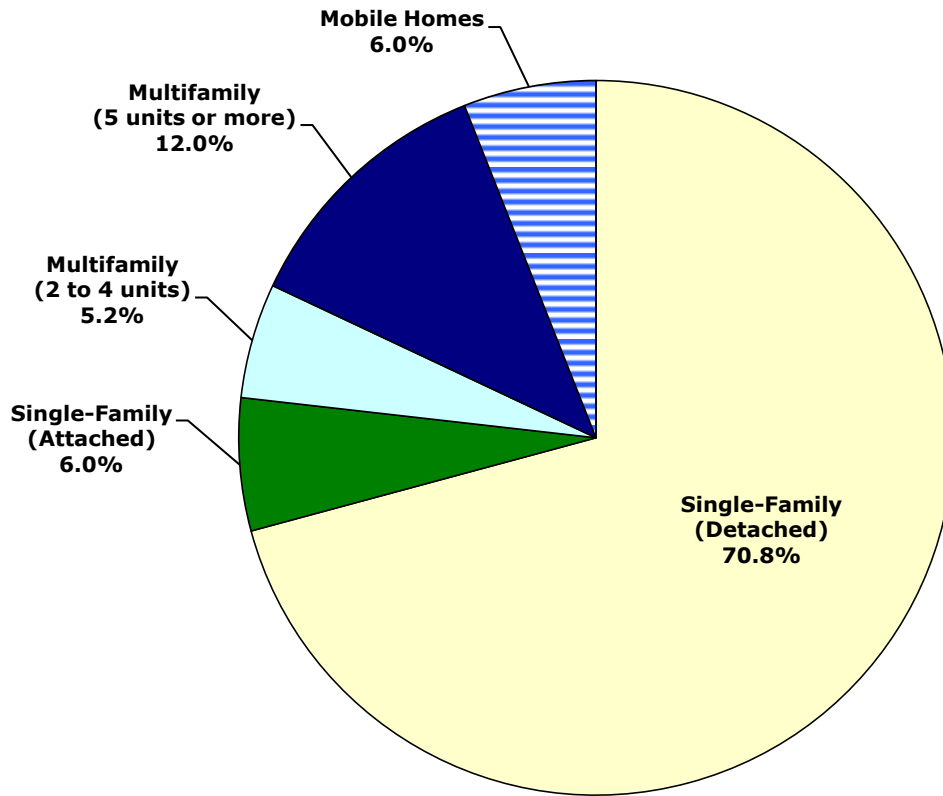
County of Santa Barbara, Planning and Development Department

† Includes detached units including farm employee housing

†† Includes duplexes, triplexes, townhomes, residential second units, and apartment-type structures 4 or more units

Figure 2.4 shows the distribution of housing types. Table 2.11 compares the distribution of housing types in the unincorporated county and incorporated cities.

Figure 2.4 – Countywide Housing Type Distribution



Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State – January 1, 2011, May 2013

Table 2.11 - Housing Unit Type Distribution Percentage

Unit Type	Unincorporated County (units)	Incorporated Cities (Units)	County Total (Units)
Single-Family - Detached	70.8% (35,198)	52.9% (55,239)	58.7% (90,437)
Single-Family - Attached	6.0% (7,341)	7.0% (2,973)	6.7% (10,314)
Multifamily (2 to 4 units)	5.2% (2,594)	11.8% (12,313)	9.7% (14,907)
Multifamily (5 units or more)	12.0% (5,941)	23.6% (24,643)	19.8% (30,584)
Mobile Homes	6.0% (2,999)	4.7% (4,929)	5.1% (7,928)

Source: *Population and Housing Estimates for Cities, Counties and the State* (California DOF 2013)

Table 2.12 presents data related to vacant units in the unincorporated county and county-wide (including the incorporated cities). The purpose of this data is to estimate the impact of vacation homes on the housing market. The incentive to convert a home to vacation rental use is high. Conversion of rental housing to vacation rental use reduces workforce housing in general. Approximately 1,779 units or 3.6% of the housing stock in the unincorporated county was identified as being used for seasonal, recreational, or occasional use in 2010. This is a 2% increase since the 2000 U.S. Census that is higher than the county-wide increase of 0.6%.

Table 2.12 - Vacant Unit Analysis

Unit Type	2000				2010			
	Uninc. County [†]		County-wide		Uninc. County ^{††}		County-wide	
	Number	%	Number	%	Number	%	Number	%
Total Units	58,501	100.0%	142,901	100.0%	49,185	100.0%	152,834	100.0%
Vacant Units	2,855	4.9%	6,279	4.4%	4,199	8.5%	10,730	7.0%
For rent	358	0.6%	1,666	1.2%	682	1.4%	3,178	2.1%
For sale only	406	0.7%	888	0.6%	471	1.0%	1,270	0.8%
Rented or sold, not occupied	310	0.5%	540	0.4%	265	0.5%	604	0.4%
For seasonal, recreational, or occasional use	1,223	2.1%	2,243	1.6%	1,779	3.6%	3,354	2.2%
Other vacant	537	0.9%	921	0.6%	1,002	2.0%	2,324	1.5%

Source: Housing Element Data Package (State HCD 2014)

[†] Includes City of Goleta

^{††} Excludes City of Goleta established in 2002

Housing Affordability

As discussed in Chapter 3 - *Housing Constraints and Mitigating Opportunities*, recent increases in housing prices have kept housing expensive for lower and moderate income families in portions of Santa Barbara County, especially in the South County and Santa Ynez Valley. The median sales price of a single-family home on the South Coast was \$930,000 between March 2013 and March 2014. Cities and counties use the Area Median Income (AMI) annually issued in State Income Limits for 2014 (State HCD 2014) to help determine what is affordable to households that fall within the RHNA income categories. The 2014 AMI for a family of four in Santa Barbara County is \$73,300. The estimated affordable monthly rent or mortgage by income category is shown in Table 2.13.

**Table 2.13 - Affordable Monthly Rent or Mortgage Payment by Income Category
Santa Barbara County (2014)[†]**

Extremely Low (30% of AMI)	\$550
Very Low (50% of AMI)	\$916
Low (80% of AMI)	\$1,466
Moderate (120% of AMI)	\$2,199
Above Moderate (120+% of AMI)	\$2,199 +

[†]The U.S. Department of Housing and Urban Development (HUD) considers low income families paying more than 30 percent of their income for housing to be cost burdened. These families may have difficulty affording necessities such as food, clothing, transportation, and medical care.

Table 2.14 illustrates the “housing cost burden” for county residents. Federal and state standards consider households paying more than 30% of their gross income on housing costs to be “cost

burdened.” For-sale housing in some regions can be three times what a median-income family can afford.

Table 2.14– Estimated Household Median Income and Median Home Price

City	Median Income	Attainable Home Price †	Median Single-Family Home Price	Difference
Carpinteria	\$65,319	\$305,000	\$850,000	(\$545,000)
Goleta	\$70,476	\$320,000	\$775,000	(\$455,000)
Santa Barbara	\$60,237	\$275,000	\$929,000	(\$654,000)
Lompoc	\$45,059	\$205,000	\$230,000	(\$25,000)
Santa Maria	\$49,722	\$225,000	\$250,000	(\$25,000)
Santa Ynez	\$93,023	\$425,000	\$605,500	(\$180,500)
Solvang	\$67,571	\$310,000	\$567,000	(\$257,000)

Source: *UCSB Economic Forecast Project* (UCSB 2013), Santa Barbara County Assessor data March 2013 – March 2014

† Based on 5% down payment, 4.17% interest rate, 30-year mortgage, 1% annual tax, 30% of income used for housing.

Table 2.15 shows the number of renter and owner households in the unincorporated county and the number of these households that are overpaying for housing.

Table 2.15– Households by Income Category Paying in Excess of 30% of Income towards Housing Cost –Unincorporated County

Household Type and Income Level	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total Households	Total Lower Income Households
Total Ownership Households	1,986	2,116	6,066	2,884	16,493	29,544	10,168
Overpaying Owner Households	1,623	1,102	848	2,161	4,658	10,392	3,573
Percentage Overpaying	81.7%	52.1%	14.0%	75.0%	28.2%	35.2%	35.1%
Total Renter Households	2,652	1,956	4,724	1,490	4,190	14,994	9,332
Overpaying Renter Households	2,613	1,664	1,009	1,471	619	7,395	5,286
Percentage Overpaying	98.5%	85.1%	21.4%	98.7%	14.8%	49.3%	56.6%
Total Households	4,638	4,071	10,790	4,355	20,683	44,538	19,500
Total Overpaying Households	4,235	2,767	1,857	3,651	5,277	17,787	8,859
Total Percentage of Overpaying Households	91.3%	68.0%	17.2%	83.8%	25.5%	39.9%	45.4%

Sources: Housing Element Data Package (State HCD)

Rental Housing

Throughout the county, rental units provide an important and viable means of addressing housing needs. Rental housing may be the only affordable housing option for low income households. However, rental prices have been rising and the *Santa Barbara County – South Coast Apartment Market Survey* (Dyer Sheehan Group, Inc. 2013) shows that rental vacancy rates in the South County are less than 1%. A county-wide survey of available rental housing provides a snapshot that points to a lack of affordable rental housing, particularly in South

County, Santa Ynez Valley, and Lompoc Valley.⁴ Table 2.16 shows median monthly rental prices in four housing market areas based on the results of the rental survey.

Table 2.16- Rental Market Survey Results

Housing Market Area	Median Monthly Rent			
	Studio	2-Bedroom	3-Bedroom	4-Bedroom
North County	n/a	\$1,300	\$1,575	\$2,238
Lompoc	n/a	\$1,395	\$1,500	\$1,700
Santa Ynez Valley	\$1,125	\$1,575	\$2,495	\$4,000
South Coast	\$1,425	\$2,300	\$4,000	\$4,800

Source: Rental Market Survey completed July 2014 by Santa Barbara County

Future Affordable Housing Needs

The population and need for housing is continuing to rise in unincorporated Santa Barbara County. As shown in Table 2.2, the Regional Growth Forecast projects that an approximately 13,078 persons will be added to the unincorporated county in the 2015-2025 planning period. Additionally, a significant number of lower income jobs are expected to continue to be located in the region as the agricultural, hospitality, tourism, and retail industries continue to thrive in the region. Concurrently, the need for housing affordable to households and individuals at these income levels are expected to continue to rise as the number of jobs continues to rise.

Tenure and Overcrowding

At 59% in 2010, the rate of homeownership was higher in the county than it was in 2000, and higher than the state as a whole (56%). Homeownership rates for Whites and Pacific Islanders are significantly higher than they are for other ethnic groups. There is a substantial Hispanic population in the county and their homeownership rates are significantly lower than the overall county population. Table 2.17 compares the tenure by race of householders in 2000 and 2010.

⁴See also Table 3.7, Chapter 3 Housing Constraints and Mitigating Opportunities

Table 2.17 - Tenure by Race of Householder

Race	Countywide 2000 [†]		Countywide 2010	
	Own	Rent	Own	Rent
White	60%	40%	61%	39%
Black/ African American	31%	69%	34%	66%
Native American	46%	54%	52%	48%
Asian	48%	52%	47%	53%
Pacific Islander	61%	39%	44%	56%
Other Race	35%	65%	39%	61%
Two or More Races	41%	59%	38%	62%
Total Occupied Units	56%	44%	59%	41%
Hispanic or Latino	40%	60%	39%	61%

Source: *County of Santa Barbara Housing Needs Assessment* (EPS 2009), 2008-2012 ACS

[†]Includes City of Goleta

Overcrowding

A housing unit is considered overcrowded when there is more than one person per the number of rooms in the house. When there are more than 1.5 persons per room, the housing unit is **considered to be “severely” overcrowded** (State HCD 2014). Based on the 2008-2012 ACS, there were 1,529 overcrowded and 425 severely overcrowded households in the unincorporated areas of the county. Overcrowding is considerably higher in rental units than in owner units.

When housing prices are high, multiple families may need to occupy the same residence, and adult children who may otherwise leave and form their own households, are unable to do so. At the same time, a host of variables such as cultural and personal preferences, the availability of transit, and the location of jobs affect household formation and the size of households. To address overcrowding, a portion of affordable housing projects can be set aside to accommodate larger families. An example would include the Creekside Apartments project which includes four bedrooms apartments intended to accommodate larger farmworker families.

According to 2012 ACS, overcrowding was more prevalent in renter households than ownership households in the unincorporated county. There were 1,573 renter households in the unincorporated county living with an average of more than one person per room; 307 of those households were living in severely overcrowded conditions with more than 1.5 persons per room (Table 2.18).

Table 2.18 –Overcrowded Housing

	Unincorporated County	
	Number	% of Total
Owner Occupied Units	28,842	100%
Overcrowded [†]	263	0.9%
Severely Overcrowded ^{††}	118	0.4%
Renter Occupied Units	15,586	100%
Overcrowded [†]	1,266	8.1%
Severely Overcrowded ^{††}	307	2.0%

Source: Housing Element Data Package (State HCD 2014)

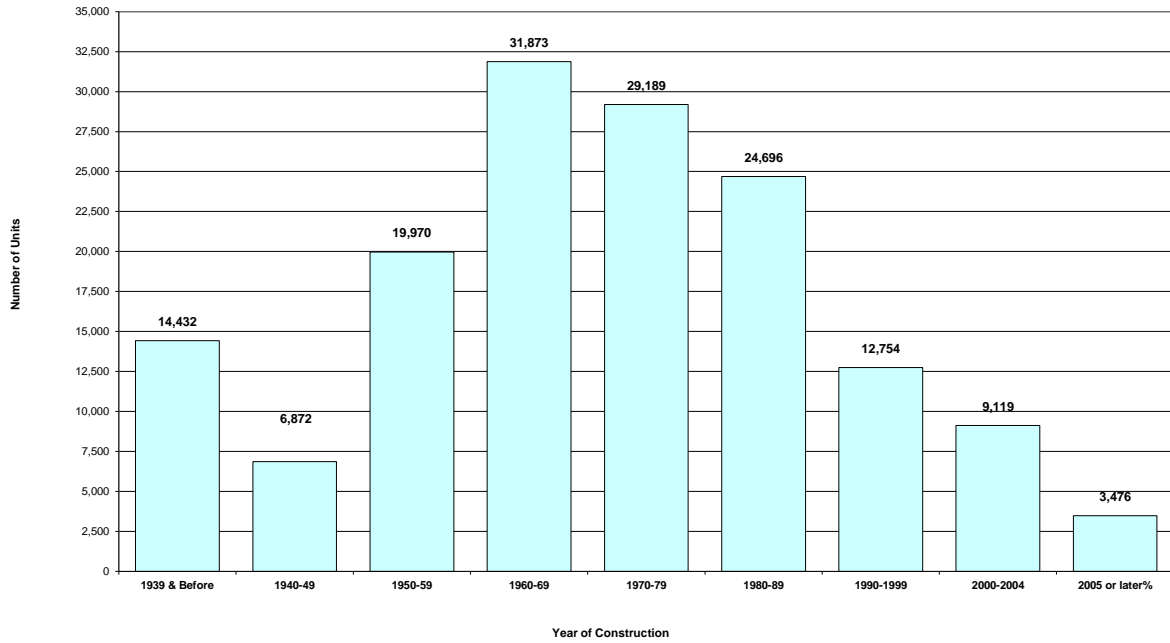
[†]Units with an average of more than 1 person per room

^{††}Units with an average of more than 1.5 persons per room

Housing Conditions

Factors such as the age and vacancy of the regional housing stock describe housing conditions, and illustrate whether substantial repair is necessary to ensure that safe and decent living options are available for the population. The most updated information on housing age in Santa Barbara County comes from the 2010 U.S. Census and Construction Industry Research Board (CIRB). As described by Figure 2.5, the majority (64%) of the housing stock in the unincorporated county was built during the 30-year period between 1960 and 1990; whereas, only one in ten units was constructed before 1950. Figure 2.5 shows the construction date of housing in the unincorporated county.

Figure 2.5 – Unincorporated County - Age of Housing Units



Source: 2010 U.S. Census; CIRB

Table 2.19 identifies the number of households by income category in 2010 with housing problems, including incomplete kitchen facilities, incomplete plumbing facilities, one or more persons per room, and cost burden greater than 30%. In the unincorporated county, 51% of all households experience at least one of these problems, compared to 50% county-wide. 71% of low income and 84% of very-low income households experience problems compared to 65% and 78%, respectively, county-wide.

Table 2.19- Households Problems by Income Category

	Unincorporated County			County-wide		
	Total Households	Households w/ Problems [†]	% of Households	Total Households	Households w/ Problems [†]	% of Households
Extremely Low-Income (30% or below of area median)	8,640	7,075	82%	17,975	14,625	81%
Very Low-Income (30% - 50% of area median)	6,540	5,490	84%	16,875	13,175	78%
Low Income (50% - 80% of area median)	10,295	7,320	71%	25,525	16,685	65%
Moderate Income and Above (greater than 80%)	41,510	14,040	34%	81,420	26,005	32%
Total Households	66,985	33,925	51%	141,795	70,490	50%

Source: Comprehensive Housing Affordability Strategy online database (HUD 2006-2010)

[†]Housing problems include incomplete kitchen facilities, incomplete plumbing facilities, 1+ persons per room, cost burden greater than 30%.

Housing Conditions

Older housing stock is more likely to need rehabilitation to extend its useful life. Homeowners who can afford to rehabilitate their homes may be doing so; however, lower income families may need financial assistance to maintain their residences. To address this issue, the County provides Community Development Block Grant program (CDBG) funds to Habitat for Humanity to implement an owner-occupied rehabilitation program for lower income homeowners.

2009 Housing Conditions Survey

In preparation for the 2009-2014 Housing Element, County conducted a comprehensive survey of the prevailing housing conditions across the unincorporated county. Survey results revealed that, in the county as a whole, the majority of single-family homes (88%), multifamily structures (86%), and mobile homes (90%) do not require any major repair.

The survey concluded, however, that several smaller, rural communities located in the northern and eastern portions of the unincorporated County (e.g., Cuyama, Sisquoc, Garey, and Casmalia) have a significantly higher proportion of homes in need of major repair or replacement. On the South Coast, the communities of Summerland and Isla Vista show the highest percentage of homes in need of some form of repair.

Special Needs Populations

Certain demographic groups and members of the workforce have special housing needs that can differ from the needs of the general population. As a result, tailored solutions are often required to ensure that adequate housing opportunities are provided for the elderly, persons with disabilities (including developmentally disabled persons), large families, farmworkers, single-parent headed households, and persons needing emergency shelter (Government Code § 65583(a)(6) and (7)). To better understand the needs of these groups throughout the region, this chapter provides information and data to quantify the number of persons or households falling within these defined categories, and provides cross tabulations regarding income, housing cost burden, and poverty level, when available. Much of the data presented is from the 2010 U.S. Census and ACS. Where unincorporated county data is provided, it is contrasted with county-wide figures.

Poverty

According to the Public Policy Institute of California, the poverty threshold is \$32,109 for a family of four in Santa Barbara County. The poverty rate in Santa Barbara County is 21.9% and is slightly lower than the statewide poverty rate of 22%. Based on the 2011 ACS and the ***Current Population Survey, 2012 Annual Social and Economic Supplement*** (U.S. Census 2012), the child poverty rate in Santa Barbara County is 19% compared to 24% statewide.

Elderly

Access to housing that suits varying needs during each stage of life is a fundamental component of a healthy community. By planning for assisted living facilities, senior housing developments, and retrofit programs to help populations age in place, the County can retain its long-time residents and keep families intact. This is a particularly important consideration for Santa

Barbara County, as Table 2.20 demonstrates the elderly population in the region is projected to increase as a proportion of the total population, from 13% in 2010 to 16% in 2020.⁵

Table 2.20 shows county-wide aging trends and projections from 2000 to 2020. Many members of the elderly population are likely to live on a fixed income. As detailed in Table 2.21, approximately 27% of elderly households earned less than \$35,000 in 2012, compared 20% county-wide. Table 2.21 also illustrates that the poverty rate for individuals 65 and older is much lower than that of the general population in the unincorporated area.⁶ In part, this is explained by the fact that many elderly households have wealth accumulation that is not reflected in U.S. Census income data. Moreover, factors such as low or no mortgage payments for those who own homes and government health care help to increase the disposable income for those elderly individuals living on fixed income. These factors help to account for the paradox presented by having lower reported income levels *and* lower levels of poverty.

Table 2.20 - Countywide Aging Trends and Projections

Population Age Group	2000		2010		2020	
	Number	%	Number	%	Number	%
Total Population	399,347	100%	423,895	100%	459,498	100%
0-64 years old	348,797	87%	369,497	87%	385,589	84%
65-74 years old	25,290	6%	26,776	6%	43,127	9%
75+ years old	25,260	6%	27,622	7%	30,782	7%

Source: *County of Santa Barbara Housing Needs Assessment* (EPS 2009); *Population and Housing Estimates for Cities, Counties and the State* (California DOF 2013); *Regional Growth Forecast 2010-2040* (SBCAG 2013)

⁵ For purposes of this analysis, elderly “people” are defined as those aged 65 and older. Elderly “households” are those where the identified “householder” is 65 or older. Where data was available, this group was broken down into the subcategory of persons and householders aged 75 and older.

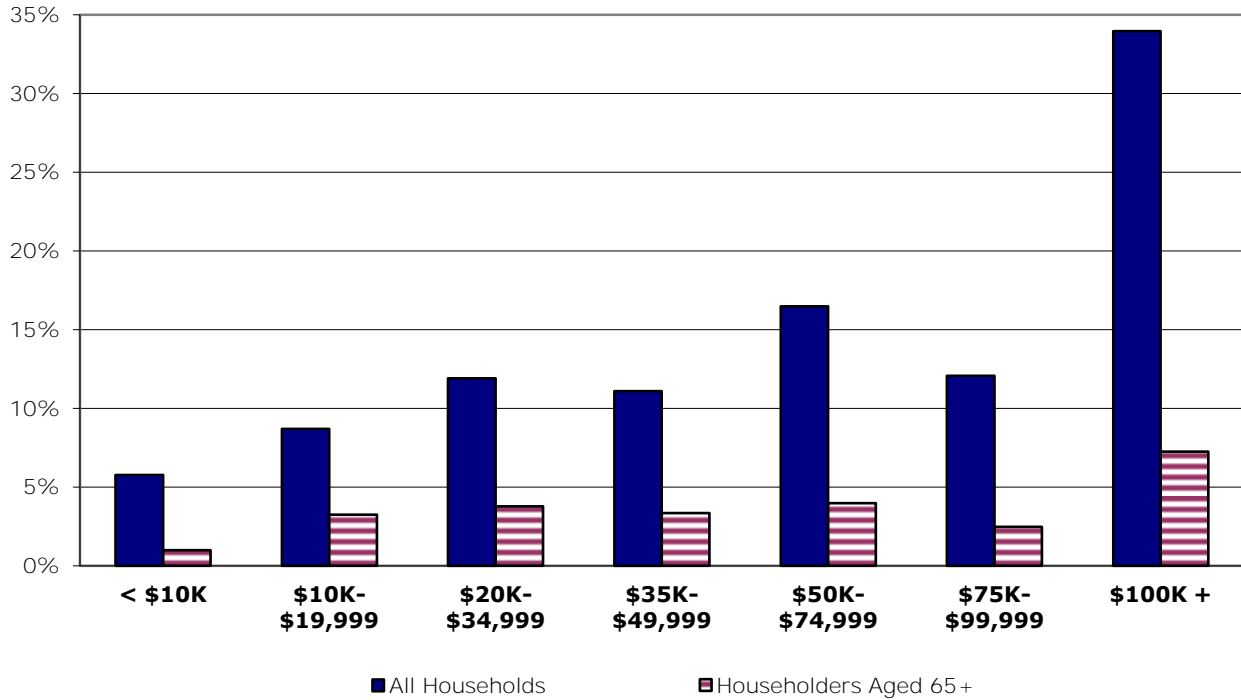
⁶ According to the U.S. Census Bureau, income used to determine whether or not an individual or family is living below the poverty level includes money income (i.e., earnings, unemployment compensation, workers’ compensation, Social Security, Supplemental Security Income, public assistance, veterans’ payments, survivor benefits, pension or retirement income, interest, dividends, rents, royalties, income from estates, trusts, educational assistance, alimony, child support, assistance from outside the household, and other miscellaneous sources). Noncash benefits (such as food stamps and housing subsidies) do *not* count. Income is calculated before taxes and excludes capital gains or losses.

Table 2.21- Household Income for Householders Aged 65 Years or More

	Household Income Category							Total Households
	Less than \$10,000	\$10,000-\$19,999	\$20,000-\$34,999	\$35,000-\$49,999	\$50,000-\$74,999	\$75,000-\$99,999	\$100,000 or more	
Unincorporated County								
Total Households	6%	9%	12%	11%	16%	12%	34%	66,075
Householders aged: 65+	1%	3%	4%	3%	4%	2%	7%	16,520
Countywide								
Total Households	4%	6%	10%	9%	14%	10%	24%	141,247
Householders aged: 65+	1%	3%	4%	3%	4%	2%	5%	33,335

Source: 2008-2012 ACS

Figure 2.6 – Household Income by Age of Householder



Source: 2008-2012 ACS

Figure 2.6 compares incomes of all households with householders aged 65 and over. In addition to experiencing lower levels of poverty than the general population, elderly households in the unincorporated area were also less likely to be cost burdened. Nonetheless, in 2012 cost burdens do persist for approximately 7% of householders over age 65 in the unincorporated county compared to approximately 20% county-wide.

These statistics indicate the importance of rental housing for seniors in appropriate areas, and a number of programmatic responses in the Housing Element update help address this need. In part, these include establishment of a County Supplemental Density Bonus Program. The County Supplemental Density Bonus Program would be established in the County zoning ordinances and would provide additional density bonus in specific zones beyond that allowed by State Density Bonus Law. This program would provide for up to a 100% total density increase, depending on the decision-maker direction, for projects that provide units affordable to low and very low income, special needs, senior, and workforce households and individuals. County HCD also continues to direct financial resources to housing projects targeting low income elderly.

Persons with Disabilities

The disabled, including persons with developmental disabilities, often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific needs or circumstances. People with disabilities may live on a small fixed income, or may be unable to work, which severely restricts their ability to pay for housing. In addition, these individuals may require specially equipped or designed homes, or existing homes may need to be retrofitted to meet their needs.

Government Code section 65582(a)(7) requires the special needs analysis of the disabled to include persons with developmental disabilities. This analysis estimates the number of persons with developmental disabilities, assesses of the housing needs, and discusses of potential resources.

A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes mentally handicapped, cerebral palsy, epilepsy, and autism. The U.S. Census does not have specific information regarding persons with developmental disabilities. However, each nonprofit regional center contracted with the California Department of Developmental Services (DDS) maintains an accounting of the number of persons served by zip code or city. This information can be used to estimate the number of persons residing in the jurisdiction that have developmental disabilities.

The development of affordable and accessible homes is critical to expand opportunities for persons with developmental disabilities to live in integrated community settings. One of the biggest obstacles to living independently in the community is a lack of financial resources. Income is often limited and affordable housing where people can rent homes, apartments, duplexes, or mobile homes is crucial to the long-term stability of a person with developmental disabilities. In addition, access to various types of supported living services is critical for persons with developmental disabilities to live as independently as possible.

"Disabled" is defined by the U.S. Census Bureau as:

...having a disability if any of the following three conditions: (1) they were 5 years old and over and had a response of "yes" to a sensory, physical, mental or self-care disability; (2) they were 16 years old and over and had a response of "yes" to going outside the home disability; or (3) they were 16 to 64 years old and had a response of "yes" to employment disability.

Since the proportion of disabled individuals, as a percentage of the total population, increases with age, the data presented in Table 2.22 is separated into two categories: (1) non-elderly persons aged 5 through 64, and (2) elderly persons aged 65 and older. 12,923 elderly disabled live in the unincorporated county and 36,047 disabled elderly live county-wide.

To help address the special housing needs of the disabled population throughout the region, 44 licensed adult residential care facilities operate in the county. County HCD continues to direct funding to special needs projects in the county.

Table 2.22 – Persons with Disabilities by Disability Type and Age

	Santa Barbara County		Unincorporated County	
	Number	Percent	Number	Percent
Total disabilities tallied:	111,648	100.00%	35,447	100.00%
Total disabilities tallied for people 5 to 64 years:	75,601	67.71%	22,524	63.54%
Sensory disability	4,643	4.16%	1,507	4.25%
Physical disability	12,519	11.21%	4,060	11.45%
Mental disability	10,347	9.27%	3,748	10.57%
Self-care disability	4,136	3.70%	1,219	3.44%
Go-outside-home disability	14,441	12.93%	3,570	10.07%
Employment disability	29,515	26.44%	8,420	23.75%
Total disabilities tallied for people 65 years and over:	36,047	32.29%	12,923	36.46%
Sensory disability	6,642	5.95%	2,401	6.77%
Physical disability	12,295	11.01%	4,418	12.46%
Mental disability	4,634	4.15%	1,809	5.10%
Self-care disability	4,088	3.66%	1,451	4.09%
Go-outside-home disability	8,388	7.51%	2,844	8.02%

Source: Housing Element Data Package (State HCD 2014)

In 2010, the number of disabled county-wide was considerably higher when compared to the unincorporated county (Table 2.23).

Table 2.23– Disabled Persons

Persons with a Disability	Santa Barbara County		Unincorporated County	
	Number	Percent	Number	Percent
Age 5-64, Employed Persons with a Disability	4,173	16.82%	901	16.71%
Age 5-64, Not Employed Persons with a Disability	7,848	31.63%	1,524	28.26%
Persons Age 65 Plus with a Disability	12,295	49.55%	2,821	52.32%
Total Persons with a Disability	24,814	100.00%	5,392	100.00%
% of Total Population (Civilian Non-institutional)	6.79%		12.17%	

Source: Housing Element Data Package (State HCD 2014)

Employment data for all disabilities not considered physical is not available for all jurisdictions.

Large Families

Government Code section 65583(a)(7) requires jurisdictions to treat large families—those with five or more members—as a group with special housing needs. Table 2.25 compares household tenure by household size in the unincorporated county.

As of the year 2011, large families made up approximately 10.7% of the families living in the unincorporated county. Poverty was not cross tabulated with family size in the 2010 U.S. Census, but data available county-wide through the 2007-2011 ACS indicate that large families are 46% more likely to live below the poverty level than the general population in the region. In the unincorporated area, this translates to 2,297 large families that were expected to be living in poverty in 2011. The majority of large households in the unincorporated county own their own homes; however, the rate of homeownership for large households is lower than for households in general.

Table 2.24 - Housing Tenure by Household Size

Unincorporated Santa Barbara County		
	#	%
Owner	30,148	64.4%
Householder living alone	6,454	21.4%
Households 2-4 persons	21,111	70.0%
Large households 5+ persons	2,583	8.6%
Rental	16,630	35.6%
Householder living alone	3,991	24.0%
Households 2-4 persons	10,229	61.5%
Large households 5+ persons	2,410	14.5%
Total:	46,778	
Total Householder living alone	10,445	22.3%
Households 2-4 persons	31,340	67.0%
Large households 5+ persons	4,993	10.7%

Housing Element Data Package (State HCD 2014)

County HCD partners with local non-profit groups to ensure public funding is made available for affordable housing projects that serve special needs households, including large families. Affordable housing projects that include a range of housing unit sizes including three and four bedroom units are funded using HOME Investment partnership funds and Inclusionary Housing Ordinance (IHO) in-lieu fees to help meet the needs of lower income large families.

Single-Parent Families

Single-parent families are more likely to be living below the poverty level and are less likely to own their own homes than larger families (see Table 2.25). This is due to single-parent households, generally, having access to only one income to pay for housing, food, childcare, and other necessities. In 2011, there were approximately 428 female-headed households living below the poverty level in the unincorporated County (ACS 2007-2011, HCD Data Package, 2013).

Single-parent families with only one income, like other families, have to balance their need for employment and access to healthcare, childcare services, and schools. Single parent households, particularly female-headed households, may also be considered at risk if the household was subject to divorce or death of a family member which removed income from the household. Factors, such as limited income and family issues, can leave single parent families at-risk of not being able to afford basic housing, food, medical, and childcare. At risk families may need emergency shelter, treatment facilities, medical care, temporary housing, and assistance obtaining long term housing and employment. The ACS reports on the number of “at risk” female-headed households both county-wide (including incorporated cities) and in the unincorporated county (Table 2.25).

Table 2.25 - Female Headed Households

Householder Type	Santa Barbara County		Unincorporated	
	Number	Percent	Number	Percent
Female Headed Householders	15,500	17.0%	3,428	11.5%
Female Heads of Households with Own Children	10,469	11.5%	1,932	6.5%
Female Heads of Households without Children	5,031	5.5%	1,496	5.0%
Total Householders	91,373	100%	29,798	100%
Female Headed Households Under the Poverty Level	3,565	3.9%	428	1.4%
Total Families Under the Poverty Level	7,981	8.7%	1,292	4.3%

Source: Housing Element Data Package (State HCD 2014)

County HCD administers the Emergency Solutions Grants (ESG) program. The program's emphasis is on helping individuals and families experiencing a housing crisis to quickly regain stability in permanent housing, to assist those at risk of homelessness, and to provide related services. The program covers many aspects that were provided by the federal Homelessness Prevention and Rapid Re-Housing Program (HPRP) which expired in August 2012. HUD amended the ESG program in 2012 to increase funding for collaborative efforts with a focus on rapid re-housing assistance for individuals and families who may have experienced a recent housing crisis and are living on the streets or in emergency shelters, to quickly regain stability in permanent housing.

Farmworkers

The U.S. Census of Agriculture (USDA 2012) estimates that county-wide farms and ranches hired 22,333 laborers in 2012, an approximate 62% increase since 1992 (see Table 2.26 and Figure 2.7). It also states that the number of farms has decreased to 926. As a result, the average number of workers per farm has doubled in 15 years, while annual wages have not increased appreciably (Table 2.26).

Table 2.26- Farm Labor Estimates

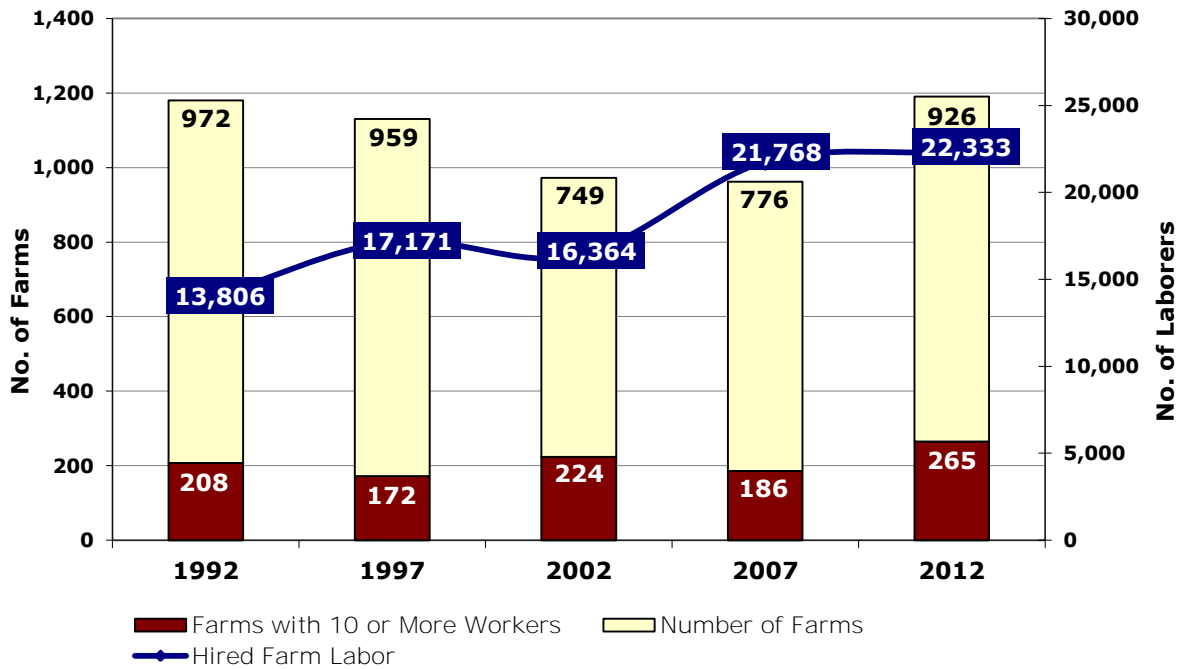
	1992	1997	2002	2007	2012	% Change 1992- 2012
Hired Farm Labor [†]	13,806	17,171	16,364	21,768	22,333	61.8%
Annual Payroll (\$000, <i>unadjusted</i>)	\$94,405	\$149,129	\$167,703	\$232,123	\$311,694	230.2%
Payroll per Hired Worker (<i>unadjusted</i>)	\$6,838	\$8,685	\$10,248	\$10,663	\$13,957	104.1%
Number of Farms	972	959	749	776	926	-4.7%
Average Workers per Farm	14	18	22	28	24	69.8%
Farms Using Migrant Labor ^{††}	n/a	n/a	183	183	81	n/a
% of Total Farms	n/a	n/a	24.4%	23.6%	8.7%	n/a
Workers working < 150 days	7,881	9,803	8,132	10,490	11,295	43.3%
% of Total Workers	57.1%	57.1%	49.7%	48.2%	50.6%	-11.4%
Farms with 10 or more Workers	208	172	224	186	265	27.4%
% of Total Farms	21.4%	17.9%	29.9%	24.0%	28.6%	33.7%

Source: U.S. Census of Agriculture (USDA 2012)

[†]Data are for total hired farmworkers, including paid family members.

^{††}Defined as a farmworker whose employment required travel that prevented the migrant worker from returning to his/her permanent place of residence the same day.

Figure 2.7 – Countywide Farm and Farm Labor Estimates



Source: Census of Agriculture (USDA 2012)

The majority of the highest value crops grown in the county, such as strawberries and grapes, require hand harvesting, which has historically been the role of migrant laborers. Accordingly, approximately half of agricultural employees worked less than 150 days for county farms (USDA Census of Farmworkers, 2007, HCD Data, 2013).

Table 2.27 presents hourly wage data estimates for several categories of farmworkers in the region. To estimate the actual number of farmworkers needed to support the regional agriculture industry, Table 2.28 displays information from the *Agricultural Production Report 2012* (Santa Barbara County, Agricultural Commissioner’s Office 2013) along with the number of workers typically required per harvest for most of these highest value crops. As illustrated, the number of farmworkers employed in the county has almost doubled within a fifteen year span; rising from 13,806 in 1992, to 22,333 in 2012. This is partially attributable to the rapid expansion of the vineyard and wine industry in the county, which has displaced cattle grazing (a non-labor intensive agricultural use), with crops that require care and harvesting.

The scale and the type of agricultural production throughout the county, as well as the sector’s lasting importance to local and state economies, points to a significant need for decent and sanitary housing options for the agricultural workforce. In addition, the motivation to save as much of their paychecks as possible so that earnings may be sent home to support families, often leads migrant farmworkers to seek the lowest-cost alternatives for housing during their stay in the county. This further contributes to the need for housing that is affordable to farmworkers in the region.

According to local stakeholder interviews during the 2009-2014 Housing Element Update, in the past, migrant laborers have made use of inexpensive motels along major arterial roads in Santa

Maria. However, these motels are now used year-round by individuals and families in need of affordable housing, and are not typically available as a source of migrant labor housing. This, again, underscores the need for temporary housing for migrant laborers, and low cost housing for permanent, low wage workers who remain in the county year round. During stakeholder outreach conducted April through May 2014, the continued need for additional farmworker housing was identified as a concern (Appendix E). Moreover, the proximity between housing opportunities, retail services, transit, schools, hospitals, and other urban services increases the quality of life and lowers day-to-day costs experienced by both migrant and permanent farmworkers. This is reflected through surveys during the 2009-2014 Housing Element Update and anecdotal evidence, which have found that farmworkers prefer to live in areas with access to such urban services, versus living in isolated rural areas.

In 2012, the Housing Authority of the County of Santa Barbara (HACSB) finished construction of the Creekside Village in Los Alamos using funding from County HCD. This 39-unit apartment project is dedicated housing for agricultural workers and is managed by HACSB.

Table 2.27 - Farm Labor Wages by Category

Employment Type	Hourly Wage (unadjusted)		
	2003	2007	2013
Agricultural Equipment Operators	\$11.58	\$10.25	\$10.70
Farmworkers and Laborers, Crop, Nursery, and Greenhouse	\$8.64	\$9.12	\$9.15
Farmworkers, Farm and Ranch Animals	\$7.71	\$10.74	\$11.70
Graders and Sorters, Agricultural Products	\$7.67	n/a	\$9.46

Source: Labor Market online database (California Employment Development Department website 2014)

Table 2.28 - Leading Agriculture Production by Value and Hand Harvest Labor Estimate (2012)

Item <i>formula</i>	Value	Harvested Acres <i>a</i>	Hand Harvesting Hours per Acre <i>b</i>	Total Hours Hand Harvesting <i>c = a * b</i>	Harvest Weeks <i>d</i>	Estimate of Hand Harvesters [†] <i>e = c / d / 40</i>
Top 10 Agricultural Products by Rank (2012)						
Strawberries	\$441,360,224	6,657	200	1,331,400	16	2,080
Broccoli	\$130,894,229	27,220	80	2,177,600	22	2,475
Wine Grapes	\$91,107,064	20,504	50	1,025,200	16	1,602
Head Lettuce	\$66,427,588	9,455	50	472,750	11	1,074
Avocados	\$56,148,583	7,543	25	188,575	30	157
Cauliflower	\$41,207,145	7,550	80	604,000	16	944
Celery	\$39,982,702	3,845	n/a	n/a	n/a	n/a
Cattle	\$31,781,250	n/a	n/a	n/a	n/a	n/a
Lily Cut Flowers	\$26,832,406	n/a	n/a	n/a	n/a	n/a
Gerbera Cut Flowers	\$25,197,957	n/a	n/a	n/a	n/a	n/a
Total Top 10	\$950,939,148	82,774	485	5,799,525	111	8,332
Total Agricultural Value						
2012	\$1,291,008,000					
2007	\$1,103,322,033					
1992	\$443,228,285					
Agricultural Acreage						
2012	709,058					
2007	722,076					
1992	718,051					

Source: Agricultural Production Report (Santa Barbara County, Agricultural Commissioner's Office 2013); Alternatives to Immigrant Labor? The Status of Fruit and Vegetable Harvest Mechanization in the United States (Center for Immigration Studies 2000)

[†]Based on 40 hour work week. If work week is longer, number of laborers demanded decreases.

Homeless Individuals and Families

Every year, the Santa Maria/Santa Barbara Continuum of Care (CoC) conducts an **annual “Point-in-Time”** survey that includes a physical count of homeless people during a two-day period. This annual census of homeless individuals and families in Santa Barbara County is required by HUD as a condition of it granting federal funds for CoC homeless programs. During the most recent survey in January 2014, 600 volunteers canvassed the cities and unincorporated communities using a locally adapted Vulnerability Index Survey to tally their findings.

The January 2014 survey counted 1,822 homeless in the cities and unincorporated areas (see Table 2.29). For comparison, the January 2011 survey encountered 1,536 homeless persons.

Table 2.29 Countywide Point-in-Time Homeless Count

Populations	Sheltered	Unsheltered	Total
Persons			
Families with Dependent Children	308	110	418
Adults and Unaccompanied Youth	596	868	1,464
Total	904	978	1,882
Subcategories			
Chronically Homeless [†]	379	534	913
Veterans			120
Youth 25 and Under			88
Elderly: 62 and Older			80
Foster Care (Number of Children)			124
Victim of Violence or Trauma			265
Households			
Families with Dependent Children	88	34	122

Source: Santa Maria/Santa Barbara Continuum of Care

[†]Based on the following federal definition which does not apply to families: ***“A single person with a disability who has been homeless for more than one year continuously or has been homeless four or more times in the past three years.”***

Data regarding health conditions of homeless individuals, such as issues related to substance abuse or mental illness, were not reported.

The Point-in-Time survey results **are constrained by the survey’s** limited scope, time, and resources. Due to these constraints, the actual homeless population could be much higher than what is reported. For example, according to the CoC, county schools report a much higher homeless rate for children in the county than the Point-in-Time survey, with 61 unsheltered children and 5,213 sheltered children living doubled-up, in shelters, and in motels.

Most of the services and housing opportunities for the homeless community are located in the incorporated cities and outside of unincorporated **County’s jurisdiction**.

Table 2.31 lists of shelters, transitional, and supportive housing in the county. According to interviews with stakeholders **working with the County’s homeless programs**, men account for the majority of the homeless population on the South Coast, and many of these individuals are

chronically homeless. The majority of the population seeking shelter services is White, although reports from Casa Esperanza, a South Coast facility, indicate there has been an increase in Latino males.

Transitional Youth Services (TYS) for homeless and foster youth is a program of the Santa Barbara County Education Office, an intermediate agency between the California State Department of Education and the 20 school districts within the county, and provides a range of educational services to homeless students throughout the county. TYS include after-school programs at homeless shelters, tutoring, and summer enrichment activities. Educational liaisons provide enrollment and attendance interventions, case management, mentoring, school supplies, and referrals. In 2013, there were 7,266 homeless students in the county, including children who live doubled- or tripled-up with other families. According to Bonnie Beedles, Program Manager, 79.2% of homeless children live in the Santa Maria Valley and Lompoc (5,761), while 1,501 live in South County. TYS served 1,710 homeless children and youth during the 2012-13 school year (personal communication, June 11, 2014).

County participates in the administration of two federal programs related to homelessness: the Continuum of Care Program (CoC) and Emergency Shelter Grant Program (ESG).

The CoC **acts as the region's homeless assistance planning network**. The CoC program is led by the Central Coast Collaborative on Homelessness (C3H), who took over as lead of the program in April 2014. The County Board of Supervisors relinquished its lead role following the issuance of new HUD rules for CoC programs. The new rules require more community control over operations and more say in how HUD funds are distributed. Two members of the Board of **Supervisors have seats on the C3H's Policy Council**. The County HCD has two positions on the C3H Board and will remain involved in the CoC program and act as the applicant for HUD funding. For Fiscal Year (FY) 2013, County HCD has requested \$169,050 from HUD to fund the CoC program and \$194,153 to administer the program. The program includes clean and sober living and transformative housing projects. The CoC Program will fund the Pine Street Bungalows in Santa Maria.

The purpose of the ESG program is to support the rehabilitation or remodeling of a building used as a new shelter, operations and maintenance of the facility, essential supportive services (including case management, physical and mental health treatment, substance abuse counseling, and childcare), homeless prevention, and grant administration. Previous grant recipients include the Good Samaritan Shelters, Casa Esperanza, Transition House, and Willbridge.

In addition, during the 2009-2014 Housing Element planning period, County HCD participated in the implementing the 10-Year Plan to End Chronic Homelessness that was completed in 2006. The 10-Year Plan to End Chronic Homelessness was created under the supervision of a Leadership Council made up of local elected officials, community leaders, members of local non-profits providing emergency shelter, transitional housing, and permanent supportive housing, along with advocates for the homeless and those experiencing homelessness.

To address the housing needs of homeless and at risk households and individuals in the county, County HCD continues to fund emergency shelters and supportive housing facilities in both the unincorporated county and incorporated cities. Table 2.30 provides the 2014 inventory of county-wide facilities serving the homeless.

Table 2.30 - Facilities Serving Santa Barbara County Homeless Population

Facility Name	Location	No. of Beds	County HCD Funded	Funding Source †
<u>Emergency Shelters</u> †				
Bridgehouse	Uninc. County near Lompoc	70	Individuals	Yes CDBG, ESG, GFC
Casa Esperanza Homeless Center	Santa Barbara	100	Individuals/Families	Yes ESG, GFC
Domestic Violence Solutions: Lompoc Emergency Shelter	Lompoc	9	Individuals/Families	No
Domestic Violence Solutions: Santa Barbara Emergency Shelter	Santa Barbara	19	Individuals/Families	Yes ESG
Domestic Violence Solutions: Santa Maria Emergency Shelter	Santa Maria	16	Individuals/Families	No
Good Samaritan Emergency Shelter	Santa Maria	108	Individuals/Families	Yes GFC
Noah's Anchorage Youth Crisis Shelter	Santa Barbara	8	Individuals (Youth)	No
Santa Barbara Rescue Mission	Santa Barbara	120	Individuals	No
Transition House Emergency Shelter	Santa Barbara	70	Families	No
Total		520		
<u>Transitional Housing</u>				
Clean and Sober Living - Hermosa House	Santa Maria	6	Individuals	No
Family Transitional Shelter	Santa Maria	56	Families	No
Firehouse	Santa Barbara	22	Families	No
Hope House	Lompoc	15	Families	Yes CoCP
Hospitality House	Santa Barbara	70	Individuals	No
Hotel de Riviera	Santa Barbara	32	Individuals	No
Mariposa House	Santa Maria	21	Individuals/Families	No
Marks House	Lompoc	27	Families	Yes HOME
My Home at Artisan Court	Santa Barbara	10	Individuals	No
Recovery Way Home	Lompoc	7	Families	Yes CDBG, CoCP, HOME
S/A Mission Street	Santa Barbara	11	Individuals	Yes ESG
Santa Maria Residential Detox	Santa Maria	11	Individuals	No
Second Stage Transitional Housing	Santa Barbara	23	Individuals/Families	No
Total		311		

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Permanent and Supportive Housing

Arlington Apartments	Santa Barbara	28	Individuals	No	
Artisan Court	Santa Barbara	4	Individuals	No	
Auhay House	Uninc. County near Goleta	6	Individuals	No	
Bradley Studios	Santa Barbara	4	Individuals	No	
Casa de Familia	Santa Maria	44	Families	Yes	HOME
Casa del Mural	Uninc. County near Goleta	12	Individuals	No	
Chino House	Santa Barbara	9	Individuals	No	
Clean and Sober Living - Elmwood House	Uninc. County (Tanglewood)	7	Individuals	Yes	CDBG, CoCP
Clean and Sober Living - Lincoln House	Santa Maria	9	Individuals	Yes	CoCP
El Carrillo	Santa Barbara	61	Individuals	No	
Frances House	Uninc. County (Eastern Goleta Valley)	4	Individuals	No	
Homebase on G	Lompoc	19	Individuals	Yes	HOME
HOMES - Casa Marianna	Santa Barbara	72	Families	No	
Mariposa Townhomes	Uninc. County (Orcutt)	29	Families	Yes	HOME
Mom's Building One	Santa Barbara	22	Families	No	
Mom's Building Two	Santa Barbara	25	Families	No	
Mountain House	Uninc. County (Mission Canyon)	14	Individuals	Yes	HOME
Pescadero Lofts [2]	Uninc. County (Isla Vista)	32	Individuals	Yes	HOME
Phoenix House	Santa Barbara	12	Individuals	No	
Pine Street Bungalows [2]	Santa Maria	9	Families	No	
Rancho Hermosa	Santa Maria	72	Families	Yes	HOME
S/A Sola Street	Santa Barbara	6	Individuals	No	
S/A State Street	Santa Barbara	8	Individuals	No	
San Gordiano House	Uninc. County (Eastern Goleta Valley)	7	Individuals	No	

Sarah House	Santa Barbara	5	Individuals	Yes	CDBG
Victoria Hotel	Santa Barbara	27	Individuals	No	
Total		547			

Source: *2014 Housing Inventory Count*, County of Santa Barbara

†Does not include beds that are only available seasonally.

CDBG = Community Development Block Grant, CoCP = Continuum of Care Program, ESG = Emergency Solutions Grants, GFC = General Fund Contributions, HOME = HOME Investment Partnerships Program

At-Risk Housing Developments

Thousands of publicly assisted housing units in California are eligible to change from low-income to market-rate housing during the next decade due to the termination of various government subsidy programs and/or restrictions on rental rates. These units, known as at-risk units, are a valuable source of affordable housing for families statewide. As a result, the State requires that jurisdictions prepare an inventory of all units at-risk of losing their affordability during the next 10-year period. According to State HCD, assisted housing developments⁷ are “at-risk” if they are eligible to convert to market-rate due to termination (opt-out) of a rent subsidy contract with a federal, state, or local program (e.g., FHA, Housing Choice Vouchers [Section 8] mortgage prepayment).

Table 2.31 presents the two affordable housing projects in the county with regulatory restrictions that end by 2025. These projects are inventoried by the California Housing Partnership Corporation. The two projects, totaling 113 affordable at-risk rental units are located in incorporated cities of Santa Barbara and Carpinteria. County HCD prioritizes working with property owners to prioritize extension of the affordability restrictions for projects with expiring affordability restrictions. In addition, County HCD funds regularly funds development and/or preservation of affordable housing both the unincorporated areas and the incorporated cities, where services and transit are available.

Strategies for preserving housing with expiring use restrictions vary depending on the ownership of the property and the source of the incentive that led to the initial restrictions. Properties owned by non-profit housing developers will likely have their affordability periods extended, but may require financial restructuring or rehabilitation to achieve the extended affordability timeframe.

⁷“Assisted housing development” means a multifamily rental housing development that receives governmental assistance under any of the programs detailed in Government Code section 65863.10.

Table 2.31– County Funded At-Risk Assisted Rental Units (2015-2025)

Project Name	Address	City	Total Units	Type	Expiration Date	FHA Subsidy
Shifco Apartments	418 Santa Fe Place	Santa Barbara	107	Non-Profit	3/1/2015	Multi-family Section 223(a)
Beach Court Accessible	648 Maple Street	Carpinteria	6	Non-Profit	9/30/2016	Supportive Section 811
Total			113			

Source: City of Santa Barbara and California Housing Partnership Corporation

County HCD maintains a list of all County-funded projects and the date at which regulatory agreements are set to expire without intervention. In the past, the County has been successful in providing financial assistance to apartment projects to preserve their affordability - including the Nectarine and Central Plaza Apartments.

It is more cost effective for County HCD to invest in the preservation of expiring affordable units or rehabilitating existing buildings, than funding new construction. Table 2.32 presents cost summary information from one recent subsidized vacant rental housing construction project and two existing building acquisition/rehabilitation projects in the region **constructed by People’s Self Help Housing**, an affordable housing developer. Government Code section 65583(a)(9)(D) requires housing elements to include an estimate of the total cost of replacing housing units that could change from low-income use and the cost of preserving them. The projects in Table 2.32 are similar to the at-risk units in Table 2.31 and detail the potential costs of replacing (vacant land) and rehabilitating (preserving an existing building). The cost summaries in Table 2.32 demonstrate it would be less expensive to rehabilitate low income at-risk units rather than replace them.

Additionally, the cost of relocating existing tenants either temporarily during renovation or permanently should be considered in the overall cost. These costs are not included in the examples. Another consideration is whether funds are available for rehabilitation in contrast to new construction. Generally, acquisition/rehabilitation projects can be complicated and require experienced professionals with technical knowledge to ensure successful completion. State HCD maintains a list of organizations with the authority and interest in acquiring, managing, and preserving affordable housing developments. Table 2.33 provides a list of the local organizations on the State HCD list (HCD 2014).

Table 2.32- Cost Comparison of Preserving Existing Units versus New Construction

Item	Pres. of Existing #1 (Complete)	Pres. of Existing #2 (Complete)	New Construction (Complete)
Project Name	El Patio Hotel	Rolling Hills I	Dahlia Court II
Year of Construction	2011	2011	2013
Location	Ventura	Templeton	Carpinteria
Number of Units	42	53	33
<i>Unit Mix</i>	<i>41 SRO, 1 mgr</i>	<i>9 1-bd, 31 2-bd, 12 3-bd, 1 mgr</i>	<i>18 2-bd, 14 3-bd, 1 mgr</i>
Costs			
Land	\$0	\$0	\$1,890,000
Building Acquisition	\$1,657,474	\$2,554,597	\$0
Hard	\$1,451,898	\$1,855,100	\$7,259,179
Soft	\$5,527,593	\$7,833,238	\$7,464,183
Total	\$6,979,491	\$9,688,338	\$14,723,362
Cost per Unit	\$166,178	\$182,798	\$446,162

Source: Peoples' Self-Help Housing Corporation

Table 2.33 - Non-Profit and Public Housing Organizations Interested in Acquiring At-Risk Rental Housing

Organization	Address	City/County
Non Profit Organizations		
Affordable Homes	P.O. Box 900	Avilla Beach
Empire Trust Corporation	413 Cannon Green Drv. #G	Goleta
Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach
Long Beach Affordable Housing Coalition, Inc.	5855 Naples Plaza, Suite 209	Long Beach
Many Mansions, Inc.	1459 E. Thousand Oaks Blvd., Ste.C	Thousand Oaks
Nexus for Affordable Housing	1544 W. Yale Avenue	Orange
Peoples' Self-Help Housing Corp.	3533 Empleo St.	San Luis Obispo
ROEM Development Corporation	1650 Lafayette Circle	Santa Clara
Santa Barbara Student Housing Corp.	6503 Madrid, Ste. J	Isla Vista
Southern California Housing Development Corp.	8265 Aspen St., Ste. 100	Rancho Cucamonga
Public Agencies		
Housing Authority of Santa Barbara County	815 West Ocean Avenue	Santa Barbara County
Housing Authority of the City of Santa Barbara	808 Laguna Street	Santa Barbara

Source: California Department of Housing and Community Development, 2014

Projected Housing Needs

The State uses RHNA to distribute housing to accommodate projected population growth and the housing needs of all economic segments and address special needs throughout California. State HCD provides a RHNA to each city and county in the state that must be addressed in each **jurisdiction's housing element.**

State HCD determines the housing needs for the entire county based on regional and statewide population projections before each housing element update cycle. The housing needs are separated into four income categories (i.e., very-low, low, moderate, above moderate).

RHNA Allocation

The RHNA is distributed through a RHNA Plan 2014-2022 that is developed by the regional Metropolitan Planning Organizations (MPO) that is comprised of city and county government members. The SBCAG is the MPO for the cities and County of Santa Barbara. The RHNA Plan 2014-2022 allocates a share of the housing needs to each of the cities (incorporated areas) and the County (unincorporated areas) and is submitted to the State HCD for approval.

On August 22, 2013, State HCD approved the ***Regional Housing Needs Allocation (RHNA) Plan 2014-2022*** (SBCAG 2013). **This plan addresses the State's fifth housing element** update cycle, which covers an 8.75-year RHNA projection period (January 1, 2014 to September 30, 2022) and an eight-year planning period (February 15, 2015 to February 15, 2023).⁸

The RHNA county-wide is 11,030 housing units for the 2015-2023 Housing Element planning period. Of the 11,030 units, 661 units were allocated to unincorporated Santa Barbara County

According to the SBCAG resolution adopting the RHNA Plan 2014-2022: **"The RHNA Plan has the following objectives consistent with Government Code section 65584(d); (1) increasing the housing supply and the mix of housing types, tenure, and affordability; (2) promoting infill development and socioeconomic equity, protection of environmental and agricultural resources, and encouragement of efficient development patterns; (3) promoting an improved intraregional relationship between jobs and housing; and (4) balancing the distribution of households by income category."**⁹

The RHNA Plan 2014-2022 allocates the regional housing need to the SBCAG member jurisdictions in a two-step process. First housing need was allocated to the housing market area level (North County and the South Coast), giving weight to three statutory factors: existing jobs (80%), job growth (10%), and household growth (10%). In the second step, housing need was allocated to the County and city jurisdictions based on existing, available residential land use capacity provided to SBACAG by each jurisdiction. In this manner, the methodology responds to

⁸ The "projection period" is the time period for which HCD calculates regional housing needs. The "planning period" is the time period between the due dates for successive local government housing element updates.

⁹ SBCAG Resolution Number 13-18.

important regional planning factors and resulted in an allocation that is accommodated by the existing overall residential land use capacity of each of the jurisdictions.

Table 2.34 displays the **County's RHNA by** affordability levels. The County is responsible for making sure there is development capacity for these units, meaning that existing zoning and/or projects permitted since the 2015-2023 Housing Element planning period began on January 1, 2014 can accommodate the regional housing need within each income category.

Table 2.34 - Regional Housing Needs Allocation (1/1/2014 – 9/30/2022)

Income Category	Total Units Allocated	Percentage of Total
Very Low	159	24%
Low	106	16%
Moderate	112	17%
Above Moderate	284	43%
Unincorporated Area Total	661	100%

Source: *Regional Housing Needs Allocation (RHNA) Plan 2014-2022* (SBCAG 2013)

Chapter 6 – *Land Inventory and Quantified Objectives*, details the residential land in the unincorporated County that is available to accommodate the RHNA. Chapter 5 – *Housing Goals, Policies, and Programs*, details the actions that the County will take to address the housing needs for each of the income categories and special needs identified in this chapter. In addition, Chapter 5 identifies ongoing and new development incentives and continuing administration of housing subsidy programs managed by the County that support affordable housing programs and special needs populations.

3. HOUSING CONSTRAINTS AND MITIGATING OPPORTUNITIES

Introduction

The diverse geography of Santa Barbara County, with rural agricultural resources, rugged coastline, and steep mountainous terrain results in a unique environment – one that poses challenges, as well as opportunities, to ensure **that the region’s quality of life is not compromised** by population and employment growth. As would be expected within this context, a number of constraints affect the **County’s** ability to address the regional housing needs identified in Chapter 2 – *Housing Needs*.

Government Code section 65583(a) requires a thorough constraints analysis through which the County must evaluate how it will meet existing and future housing needs, particularly for lower and moderate-income households and those with special needs. This analysis must review challenges including market factors, environmental and physical factors, and governmental or regulatory constraints that serve as barriers to the provision of adequate housing opportunities. These challenges must be coupled with existing mitigation opportunities, or where existing mitigations do not exist, the policies and programs in Chapter 5 – *Housing Goals, Policies and Programs* must set forth actions to help satisfy the **County’s housing** needs.

Summary of Constraints and Mitigating Opportunities

The most significant constraint unique to Santa Barbara County is physical. The regional geography of the county consists of vast land areas that due to physical constraints (e.g., topography, hazards, sensitive habitat, and recreational uses) are unsuitable for housing development. Agriculturally zoned parcels, which represent 46.9% of all unincorporated county lands, are appropriately designated for low density, rural uses. As a result, this housing element focuses on development opportunities in designated urban areas that make use of existing parcels available for mixed use, infill, adaptive reuse, and redevelopment in close proximity to employment centers and existing infrastructure.

These efforts address not only the constraints related to the high construction, land, and maintenance costs associated with traditional single-family development, but also adhere to the principles of land use laws that encourage smarter planning practices. These practices direct new housing growth toward incorporated cities, and unincorporated urban areas, while acting to preserve open space and other natural resources within the unincorporated areas.

Generally, the greatest constraints to housing production – affordable or market rate – in the unincorporated areas include:

1. High costs of land and services,
2. Lack of available land in some urban areas,
3. Service constraints in certain communities,
4. Environmental constraints on vacant sites, and

5. Public values that prefer moderate to lower density development.

These constraints may be mitigated through a variety of strategies, such as increasing the predictability of development costs and processes, continuing the use of Federal and State resources that provide subsidies for affordable housing development in appropriate locations, and providing a variety of housing opportunities through the community planning process. Any relevant programs stemming from this analysis are proposed in Chapter 5 – *Goals, Policies, and Programs* and are referenced in relation to mitigation opportunities.

This chapter describes non-governmental and governmental constraints to housing development and describes the mitigating opportunities in ongoing and new housing element programs as follows.

Non-Government Constraints

Government Code section 65583(a)(6) requires housing elements to include an analysis of potential non-government constraints upon the maintenance, improvement, or development of housing at all income levels. Potential non-governmental constraints include the cost of land, availability and cost of market financing, and construction and service costs. In addition to those State defined non-government constraints, the County has identified two additional constraints for evaluation: site constraints and public preferences favoring low density residential development in some communities. **Even though the County's direct** ability to influence these non-government constraints is minimal, it is important to consider them and develop strategies that strike a balance between accommodating the housing needs of the region, while also preserving community values.

Government Constraints

In addition to an analysis of non-governmental constraints, the Housing Element must discuss and mitigate housing constraints that result from State and local policies. State policies that may inhibit new housing development include the California Environmental Quality Act (CEQA), greenhouse gas legislation, Regional Transportation Plan and Sustainable Communities Strategies (RTP/SCS), Congestion Management Plan (CMP), California Coastal Act, and environmental constraints. Moreover, the Santa Barbara County Comprehensive Plan policies, zoning ordinances, growth management programs, building codes and their enforcement, permit processes and procedures, and development impact and permit processing fees, all must be monitored to ensure that housing is encouraged and not unduly constrained in appropriate areas.

Non-Government Constraints and Mitigating Opportunities

Jobs and Housing Balance and Commuting

One of the issues in land use planning in Santa Barbara County is the jobs-housing balance. The purpose of the jobs-housing balance concept is to match the number of workers to the number of housing units in the same area. The closer the balance between jobs and housing in a community, the less time workers will generally spend commuting. In other words, if more jobs are located in a community than housing priced to accommodate the workforce, some members of the workforce will have to seek housing elsewhere and commute to work.

For the last 30 years, a large proportion of job-producing commercial and industrial growth relative to the amount of new housing has been permitted in the cities on the South Coast. As a result, many South Coast workers have sought new housing in the North County and in Ventura County, to the south. Conversely, communities such as the Goleta Valley, Orcutt, and the City of Lompoc have more housing than they have jobs, as shown in Table 3.1 below, which compares the number of jobs per housing units in each jurisdiction.

Essentially, a jobs housing balance number less than one indicates more housing than jobs exist in the community. A number greater than one indicates more jobs than housing exist. The *Draft State of the Commute Report* (SBCAG 2014) cites research that suggests that an ideal jobs-to-housing ratio is between 1.0 and 1.5, assuming that the average number of workers per household is 1.5. Providing one job for every worker does not ensure that people will choose to live near their jobs or have shorter commutes. Most importantly, it does increase the likelihood people will choose to live closer to work and spend less time commuting and allowing time for other pursuits. Table 3.1 below shows the existing jobs to housing ratio for regions and communities in Santa Barbara County compared to 2005.

Table 3.1 - Santa Barbara County Jobs / Housing Ratio

Location	2005	2014
South Coast	1.46	1.46
City of Carpinteria	1.39	1.44
City of Santa Barbara	1.76	1.76
City of Goleta	2.07	1.90
Unincorporated Goleta	N/A	0.91
Unincorporated South Coast	0.69	0.87
Lompoc	1.07	0.98
City of Lompoc	1.03	0.75
Unincorporated Lompoc	1.16	0.73
Santa Maria	1.22	1.19
City of Santa Maria	1.58	1.49
City of Guadalupe	1.16	0.58
Unincorporated Santa Maria	0.44	0.64
Orcutt	N/A	0.34
Santa Ynez	1.12	1.16
City of Solvang	1.70	1.27
City of Buellton	1.59	1.39
Los Alamos	N/A	0.68
Cuyama	0.44	0.74

Source: *Regional Growth Forecast 2010-2040* (SBCAG 2014), *Draft State of the Commute Report* (SBCAG 2014)

Notes: A(0.5) ratio demonstrates housing exceeds jobs 2 to 1. A high ratio (2.0) demonstrates there is one housing unit for every two jobs. A (1.0) ratio demonstrates there is one job for each housing unit.

The *Draft State of the Commute Report* (SBCAG 2014) concludes that the South County has more jobs than housing. A summary of the one-way daily commute trips origins and destinations

in the Santa Barbara County region shows more in-commutes to the South County than out-commutes (Table 3.2).

Table 3.2 - Regional Commuting Santa Barbara County

North to South County:	7,978	South to North County:	2,128
Ventura to Santa Barbara:	11,360	Santa Barbara to Ventura:	1,865

Source: *The Draft State of the Commute Report* (SBCAG 2014)

A jobs-housing imbalance creates the need to commute, which leads to the following problems:

- **Commuting leads to the creation of “bedroom communities,” called that because residents leave early in the morning to commute to jobs and return in the evenings to rest.**
- **Commuting creates a social cost for communities where a citizen’s time is primarily invested in commuting and work, and there is greatly reduced time for family, personal, and civic activities.**
- Businesses are challenged to recruit and retain workers because of high housing and commuting costs.
- Commuter traffic affects regional air quality and contributes to greenhouse gas emissions and public health issues.

The South County jobs-housing imbalance affects economic, social, and public health interests throughout the county. The jobs-housing imbalances that exists in the region has exacerbated commute pressures, increased vehicle miles traveled, and pressure communities to convert agriculture, open space, and habitat to urban land uses.

Mitigating Opportunities: Changes to State law since 2006 prioritize comprehensive regional planning efforts statewide and require jurisdictions to plan for housing near jobs and transportation. These changes seek to balance the number of jobs and homes in a jurisdiction. These changes have positioned the County to preserve its rural and agricultural heritage, respect the unique character of each community, and ensure that housing is provided for the local workforce. The most important of these changes to State law include:

Assembly Bill 2158 (AB 2158) Statutes of 2006, changed the RHNA methodology to develop a methodology that considers the jobs and housing relationship providing an opportunity to direct growth to areas that have existing or developing employment centers (Government Code section 65584.04). This legislation introduced the opportunity to address existing jobs-housing imbalances in the RHNA Plan 2014-2022, minimize the impacts of commuting, congestion, and development of open space and agricultural land, **thereby preserving the region’s quality of life** and unique physical environment.

Senate Bill 375 (SB 375) Chapter 728, Statutes of 2008, aims to reduce greenhouse gas (GHG) emissions from vehicles through establishing better regional planning patterns by placing residential development closer to employment centers, community services, commercial centers, and transit corridors. These changes modified the timing of agency studies that project population growth, future jobs, transportation, and housing needs, with a goal of planning efficient infill development in urban areas to help lower vehicle emissions and reduce overall GHG emissions. Through SB 375, the timing of RHNA Plan 2014-2022 and housing element updates

for the County and cities in Santa Barbara County are now tied to the Regional Growth Forecast and RTP/SCS updates.

The effects of these changes continue to be seen as efforts to address the existing jobs/housing imbalance continues to be a determining factor in the RHNA Plan 2014-2022 process. During the preparation of the RHNA Plan 2014-2022, **the fact that the majority of the region's job creation** occurs within incorporated cities, both in the North and South County, resulted in existing jobs being weighted 80% in the housing allocation.

As discussed in *Chapter 5 – Goals, Policies, and Programs*, the 2015-2023 Housing Element incorporates the changes to State law implemented in the last six years and prioritizes comprehensive regional planning efforts to address the existing jobs-housing imbalance.

Policy 1.1 of this Housing Element calls for the County to promote new housing opportunities adjacent to employment centers, and the revitalization of existing housing to meet the needs of all economic segments of the community, including extremely-low income households, while bolstering the **county's rural heritage and supporting each unincorporated community's unique** character.

Policy 1.2 supports collaborative efforts between large employers, including corporations, institutions, schools, local governments, non-profits, and private interests to fund, develop, and **maintain high quality affordable housing to accommodate the region's workforce.**

Housing Element Program 1.1 promotes housing opportunities adjacent to employment centers through regional and local planning efforts, including updates to the Regional Growth Forecast, RTP/SCS, RHNA Plan 2014-2022, CMP, and County Bicycle Master Plan. This will help ensure that community values are preserved; commute pressures, vehicle trips, and GHG emissions are reduced; rural areas are protected; fiscal and economic interests are upheld; and adequate housing is provided for households and individuals at all economic levels and needs.

Program 1.3 calls for implementation of community enhancement and revitalization tools where warranted through the community planning process using strategies that promote affordability by design, such as mixed-use, infill, and adaptive reuse.

Currently, one community plan update is underway in Eastern Goleta Valley that includes consideration of rezones for affordable housing and community revitalization. The rezones would allow mixed-use development and residential development at a density of 20 units per acre on certain sites in the plan area. Through the community plan update process, staff will continue to provide information, analysis, and recommendations regarding how such tools may contribute to **achieving the community's expressed goals and vision for housing.**

Specifically, Program 1.3 directs the County to explore options to address housing needs by considering the use of form-based codes, overlays, or rezones that are compatible with the surrounding community character. In the context of the community planning process, the County will consider rezones that would establish housing opportunities on 20-30 acres within the County consistent with Program 1.3. Within these housing opportunity areas, the County should consider establishing sites which are approximately 2-10 acres in size and have an effective density of 20 units an acre or greater, if such rezones can be found compatible with surrounding development and serviceable by infrastructure capacity.

Program 1.7 calls for the submittal of a revised application for California Coastal Commission certification of the Isla Vista Master Plan (IVMP) adopted by the Board of Supervisors in 2007. Implementation of the IVMP will promote additional workforce housing and continue to contribute to the diversity and affordability of the housing stock in the county, adjacent to the **County's** largest employer, UCSB.

Through the approaches discussed above, the County seeks to improve the prevailing jobs-housing imbalance and preserve the **county's** rural heritage, while minimizing commute pressures and regional GHG emissions. **This policy approach, when coupled with the County's** efforts to increase mixed use, affordable housing, and transit oriented development in existing urban areas will help improve the regional jobs-housing balance.

Market Factors Impacting New Affordable Housing Opportunities

Land, construction, and financing costs represent the most significant non-governmental constraints in the production of affordable housing for most income groups in unincorporated Santa Barbara County.

Land Costs

The price of developable land differs throughout the county depending on location. These differences are explained by factors such as proximity to employment, shopping and amenities, transportation, and infrastructure. Land designated for residential development in Santa Barbara County is located primarily in the designated urban areas in the unincorporated county or in the incorporated cities. Overall, in the unincorporated county, the supply of vacant land designated for residential use is limited. Land in the North County is generally less expensive than that in the South County primarily due to a larger supply of affordable residentially zoned land in the cities.

Land value is primarily related to the market value that can be obtained from the allowed use of the land, after subtracting out the cost of development. For example, in the case of residential land, new market-rate housing on the South Coast can command a significant price; accordingly, the value of land is high in this area. In communities where market values are lower, such as in the Lompoc and Guadalupe areas, land values are also much lower.

Table 3.3 provides a sample of six vacant residential lots sold in 2014. Three of these vacant lots are located in the North County with per acre prices substantially lower than the vacant lots located in the South County (Santa Barbara County Assessor).

Construction Costs

Construction costs represent a major component of the cost of housing, so any increase in construction costs significantly affects affordability. Factors that contribute to construction costs **are referred to as "hard costs" and include labor and materials. "Soft costs" are typically a developer's overhead and carrying costs for land acquisition or construction loans (see the Home Financing section below).** Labor costs are significantly higher in Southern California than averages nationwide for similar employment. The prevailing wages for construction vary depending on skill, experience, and labor union affiliation. Material and fuel costs are higher in Southern California as well.

Additional construction related costs might be incurred when the site being developed has environmental constraints. Constraints may include sensitive biological resources, unstable soils or steep slopes, hazards from prior development (e.g., oil and gas development, underground storage tanks, or flooding hazards). In such instances, required engineering, grading, and drainage improvement costs are greater than those for less constrained sites.

Table 3.3 -Recent Vacant Land Sales in Santa Barbara County

Item	Zoning	Sale Date	Acreage	Total Price	Price/Acre	Notes
Vacant Land Sales						
1. 681 Hill Street Los Alamos, CA <i>North county</i>	R-7-1	5/14/2014	0.23	\$ 215,000	\$ 934,782	Vacant Lot in Los Alamos Community Plan Urban Area
2. 4617 Blosser Road Santa Maria, CA <i>North county</i>	20-R-1	5/30/2014	0.46	\$ 289,000	\$ 628,260	Vacant Lot in Orcutt Community Plan Urban Area
3. 4624 Quarter Horse Trail. Santa Maria, CA <i>North county</i>	1-E-1	1/31/2014	0.87	\$ 315,000	\$ 362,069	Vacant Lot in Orcutt Community Plan Urban Area
4. 805 Park Lane West Montecito, CA <i>South county</i>	2-E-1	6/24/2014	0.84	\$ 1,150,000	\$ 1,367,420	Vacant Lot in Montecito Community Plan Urban Area
5. 1510 San Leandro Ln. Montecito, CA <i>South county</i>	20-R-1	7/03/2014	0.86	\$ 1,100,000	\$ 1,282,051	Vacant Lot in Montecito Community Plan Urban Area
6. 1320 Via Brigitte Santa Barbara, CA <i>South county</i>	DR-1	7/01/2014	0.56	\$ 995,000	\$ 1,776,786	Vacant Lot in Goleta Community Plan Urban Area

Source: Santa Barbara County Assessor

Mitigating Opportunities: Land prices are largely determined in the marketplace and are a significant constraint to housing development and homeownership. The lack of land zoned for new residential development contributes to a significant constraint to reduce land costs. Two housing tools, the Inclusionary Housing Ordinance (IHO) and State Density Bonus Law (SDBL) are available to affordable housing developers in the unincorporated county to either subsidize the purchase price of the land or increase the density of residential development.

Inclusionary Housing Ordinance

The County’s IHO, reduces costs by contributing funds from the pool of in-lieu fees collected from market rate developments to help subsidize affordable housing projects. The in-lieu fees are pooled with State and Federal funds, including Community Development Block Grant (CDGB) funds, to help offset development costs.

The IHO is intended to help the County address regional affordable housing needs and direct resources to projects in areas where new housing opportunities are appropriate. The IHO achieves this by requiring developers of housing projects with five or more units to either construct affordable housing units onsite as part of the project, and/or pay in-lieu fees to the

County Housing Trust Fund that will be used for the development of offsite affordable housing in the surrounding community.

Table 3.4 shows the IHO requirements to include price restricted units for each target household income category, as defined annually by HCD and detailed in Chapter 2 – *Housing Needs*.¹

Table 3.4 -Inclusionary Housing Unit Requirements for Projects 20 Units or Larger

Target Household Income Category	Percent of Housing Units Price Restricted to Affordable Levels
Very-Low Income	2.5%
Low Income	2.5%
Moderate Income	5%
Workforce Income	5%

Source: Santa Barbara County

State Density Bonus Law

SDBL is another tool available to developers who build affordable housing or senior housing to reduce overall construction costs by allowing them to construct up to 35% more units than would otherwise be allowed under the **County’s residential** zoning. SDBL requires the County to provide additional density (units) and regulatory concessions (zoning modifications) to developers who agree to construct dedicated affordable or senior housing. This allows the developer to realize greater return on investment by constructing more units on the same amount of land. Through Housing Element Program 1.11, P&D actively informs project applicants about the potential for their housing projects to incorporate use of the SDBL. The County encourages developers to use the SDBL throughout the unincorporated county to achieve additional affordable housing through increased density.

The 2015-2023 Housing Element includes new Program 1.14 that prioritizes establishment of a County Supplemental Density Bonus Program in the County zoning ordinances. Program 1.14 would provide additional density bonus in specific zones beyond that allowed by SDBL for up to, depending on decision-maker approval, a 100% total density increase for projects that provide units affordable to low and very-low income, special needs, senior, and workforce households and individuals. The additional density would further incentivize construction of affordable and senior housing by significantly increasing the development potential of land.

Zoning that allows or increased affordable and special needs housing opportunities is an important tool for decision-makers. As described under Local Government Constraints below, the housing element includes six additional programs that that will allow densities that facilitate affordable housing development in designated urban areas of the unincorporated county.

¹The IHO defines “Workforce income households” as: Persons or families whose income is between 120 percent and 200 percent of area median income, adjusted for family size. This category is acknowledged in Santa Barbara County as households who need affordable housing due to high area home sales prices.

Manufactured Housing

Mobile and manufactured homes are one option for the production of housing that is affordable by design. Not only are these housing types more affordable than standard timber-framed homes, commonly referred to as “stick-built” homes, but due to their State-certified structural design, they can be faster to permit than conventional homes. The County has zoning in place for mobile home parks, planned developments, and subdivisions throughout the county. In short, all of these actions aim to help decrease processing and construction costs by achieving economies of scale and lowering the cost per unit for projects. The result is greater affordability by design.

Using Technology to Make Homes Affordable

Manufactured homes offer new shelter opportunities for low and moderate-income housing. In this fast growing alternative to onsite development, manufacturers use new technology to construct flooring and framing in computer controlled factories then transport these components to the building site for assembly. Costs may be reduced by using these methods, yet the homes produced are identical in appearance to conventional single-family or multifamily homes.

Manufactured home neighborhoods can include multi-family complexes and/or detached single-family homes. These developments are typically available at area apartment rates. The lifestyle and density patterns are single-family in nature, while the developments compete in the market between multi-family and condominium developments.

The County’s zoning ordinances allow this type of manufactured home in all residential zone districts.

Home Financing

The cost of borrowing money, or financing, is a major component of housing development and ownership. While financing costs are much more responsive to national monetary policies than to local conditions, a balanced understanding of the factors involved in securing resources necessary to build housing can assist local decision-makers in their efforts to address needs not currently met by the marketplace. Financing can be divided into two categories: construction (interim) financing and mortgage (permanent) financing. Construction financing is usually short-term in nature and is used for the acquisition and development of property, whereas mortgage financing is long-term. Typically, mortgage financing is used to buy out the interim financing, and it is paid through the income received from the rent or unit sales associated with a completed project.

Development decisions largely depend on the availability of financing and current interest rates; therefore, housing production is extremely interest rate sensitive. Minor fluctuations in interest rates may add or subtract thousands of dollars from construction costs and sales prices. Accordingly, interest rate fluctuations affect **a builder’s ability to construct new housing, and a buyer’s ability to afford housing**. Moreover, unprecedented foreclosures, short sales, and changes to lending rules in the banking industry have had a substantial impact on the development of both multi and single-family housing.

- The most recent recession began in 2007 and ended in 2009. The recession occurred in the context of significant worldwide structural changes related to rapid technological advances

and a shift in labor from the United States to the developing world. These structural changes were masked by a financial crisis related to mortgages in the United States. At the time, a combination of government guarantees, low interest rates, safe-harbor rules for investing in high-risk debt, and nationwide mortgage backed investment in real estate ran up real estate values to unsustainable levels.

- At the height of the market expansion and prior to the recession, local governments who relied upon real estate taxes as a primary component of their general funds realized significantly increased revenues. When the business cycle contracted, commodity prices rose and wages in the United States stagnated and job losses mounted. By the middle of the contraction homeowners began defaulting on their loans, foreclosures were unprecedented, and housing prices plummeted. The result was a precipitous reduction in real estate valuations nationwide. Local governments relying on real estate taxes saw their general funds significantly reduced as property values plummeted.
- Nationwide since 2008, nearly seven million borrowers lost their homes through foreclosure and short sales. Additionally, tightening credit rules have made qualifying for a mortgage increasingly difficult for credit worthy lower and moderate income households. A combination of institutional and individual buyers have stepped in and purchased these homes at discounted prices and converted them to rental housing. As a result, the cash share of home purchases have climbed steeply, while the homeownership rate has decreased to 65%, down from 69% in 2004. Between 2004 and 2013, approximately 4.5 million homes converted from owner-occupied to renter-occupied (Urban Institute Metro Trends and CoreLogic (June 30, 2014).
- The 2015-2023 Housing Element was prepared in the context of an economic expansion that began in 2009 and a slow uneven jobs recovery. To date, many of the construction, government, and service sector jobs lost during the recession have not been fully replaced by work in other sectors. Significantly, many members of the workforce who would prefer to work full-time remain employed part-time. The share of workers who have been looking for work for more than six months is lower than the peak in 2010, but still remains higher than at any time before the 2007-2009 recession (Federal Reserve Bank of St. Louis (May, 2014).
- Banking industry regulations and institutional reluctance to fund large phases of residential development remain a major financing constraint since the end of the recession. For example, banks will typically finance only small phases (10-15 units) of large (100-unit) subdivision projects. When 80% of a particular phase is sold, the next phase receives financing. This restricts housing supply and creation rates, and adds to the cost of construction, both of which ultimately affect final pricing.

Housing Affordability

A precipitous drop in housing prices occurred during the last recession. However, recent increases in housing prices have kept housing expensive for lower and moderate income families in portions of Santa Barbara County, especially in the South County and Santa Ynez Valley. The median sales price of a single family home on the South Coast was \$930,000 between March 2013 and March 2014. Cities and counties use the AMI annually issued by State HCD to help determine what is affordable to households that fall within the RHNA income categories (State

HCD 2014). The 2014 AMI for a family of four in Santa Barbara County is \$73,300. The estimated affordable monthly rent or mortgage by income category is shown in Table 3.5 below.

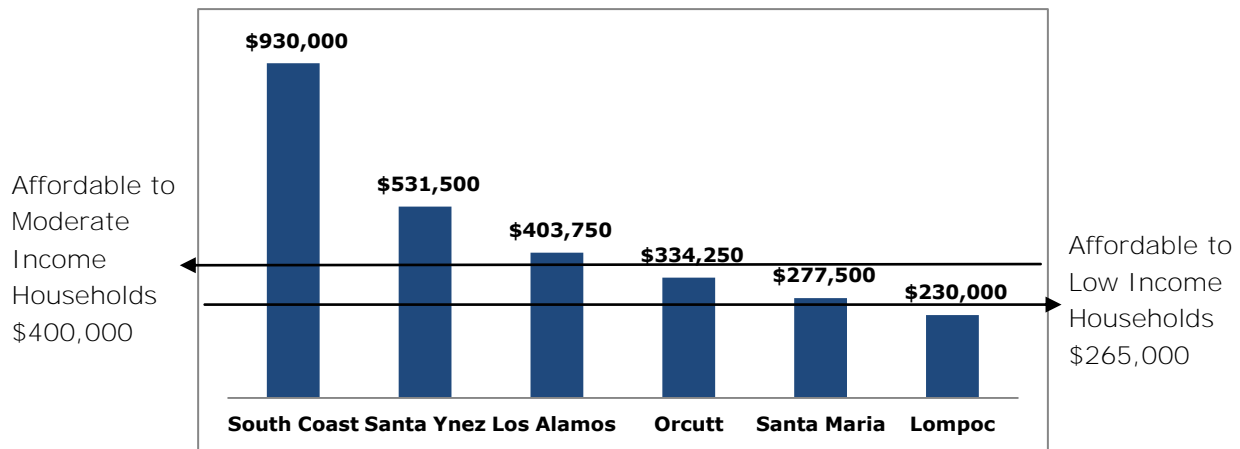
**Table 3.5 – Affordable Monthly Rent or Mortgage Payment by Income Category
Santa Barbara County**

Extremely Low (30% of AMI)	\$550
Very Low (50% of AMI)	\$916
Low (80% of AMI)	\$1,466
Moderate (120% of AMI)	\$2,199
Above Moderate (120+% of AMI)	\$2,199 +

Source: *State Income Limits for 2014*, Memorandum (State HCD 2014)

Figure 3.1 compares the price of for-sale housing affordable to low and moderate income households to recent sales prices in communities throughout the county. Single-family for-sale housing is not available at prices affordable to low or moderate income families in the South County or Santa Ynez Valley. A lack of housing supply is continuing to restrict affordability.

**Figure 3.1 - Santa Barbara County Median Single-Family Home Sales Prices
March 2013-March 2014**



Source: Santa Barbara County Assessor data March 2013-March 2014

Assuming available financing and the ability to make a down payment, for-sale housing priced at \$265,000 is affordable to low income households and is currently found only in the Lompoc area. Moderate income households find attainable housing at prices up to \$400,000 in the Orcutt, Santa Maria, and Lompoc areas (Santa Barbara County Assessor 2014).

Cost of Borrowing

In addition to affecting developers and development costs, the supply and availability of money affects homebuyers and their housing options. In addition to monthly payments, mortgage down payment requirements represent a barrier to entry into housing ownership for households that have limited savings. Generally, high loan amounts are accompanied by higher interest rates,

thereby increasing the cost of housing. Pursuant to Government Code section 65583(a)(2), an analysis in Table 3.6 shows the median home price in communities in Santa Barbara County, a 5% down payment for each median price, and its resulting monthly payment.

**Table 3.6 - Median Single-Family Home Prices,
Down Payment, and Mortgage Comparison Santa Barbara County**

Housing Market Area	Median Single-Family Home Price[†]	5% Down Payment	Monthly Payment^{††}
South Coast	\$930,000	\$46,500	\$5,080
Santa Ynez	\$530,000	\$26,500	\$2,895
Los Alamos	\$403,750	\$20,188	\$2,205
Orcutt	\$334,250	\$16,713	\$1,825
Santa Maria	\$277,500	\$13,875	\$1,272
Lompoc	\$230,000	\$11,500	\$1,256

[†]Source: Santa Barbara County Assessor data March 2013-March 2014

^{††}Assumptions: 30 year mortgage, 5% down payment, 4.27% interest rate, 1% annual property tax.

Families and individuals unable to secure the down payment necessary for entry into the housing market with high housing prices using traditionally sized mortgages are often required to secure a **“jumbo” loan**, which carries a higher interest rate and a loan insurance requirement. The Federal Housing Administration (FHA) currently offers the Basic Home Mortgage Loan 203(b) program and loan insurance which allows qualified homebuyers to finance up to 96.5% of the purchase price of a home.

FHA loan insurance provides lenders with protection against losses as the result of homeowners defaulting on their mortgage loans. The lenders bear less risk because FHA will pay a claim to the lender in the event of a homeowner’s default. FHA loan limits for Santa Barbara County are **those for “high cost area,”** which sets a loan ceiling of \$625,500 for single-family homes (FHA website 2014).

Rental Housing

Rental housing may be the only affordable housing option for low income households. However, rental prices have been rising and a recent survey shows that the South County has the lowest rental vacancy rates in years at less than 1% (Dyer Sheehan Group, Inc. 2013).

In July 2014, the County collected a sample of rentals throughout the county by price and number of bedrooms. Table 3.7 compares the sampled median monthly rental prices by location to the monthly rent affordable to the various income levels in Table 3.5. Rental housing affordable to lower income households was only available in the North County Housing Market Area (HMA) at the time the sample was collected. In the South Coast HMA, studio apartments were the only rental housing available affordable to moderate income households.

**Table 3.7 - Median Rental Prices and Affordability
Santa Barbara County Housing Market Areas**

	Studio	2-Bedroom	3-Bedroom	4-Bedroom
North County HMA - Median Monthly Rent				
Household Income	N/A	\$1,300	\$1,575	\$2,238
Above Moderate		✓	✓	✓
Moderate		✓	✓	
Very Low/Low		✓		
Santa Ynez HMA - Median Monthly Rent				
Household Income	\$1,125	\$1,575	\$2,495	\$4,000
Above Moderate	✓	✓	✓	✓
Moderate	✓	✓		
Very-Low/Low				
Lompoc HMA - Median Monthly Rent				
Household Income	N/A	\$1,395	\$1,500	\$1,700
Above Moderate		✓	✓	✓
Moderate		✓	✓	✓
Very-Low/Low				
South Coast HMA - Median Monthly Rent				
Household Income	\$1,425	\$2,300	\$4,000	\$4,800
Above Moderate	✓	✓	✓	✓
Moderate	✓			
Very-Low/Low				

Source: Rental Market Sample completed July 2014 by Santa Barbara County

✓ = Affordable monthly payments by income level shown in Table 3.5.

Mitigating Opportunities: Public funds from Federal, State, and local sources provide important options for developers of affordable housing, as well as households in need of affordable housing and emergency housing. County HCD provides loans and grants to support affordable and supportive housing throughout the County. County HCD administers local County trust fund resources, which are generated throughout the unincorporated county by the IHO and other programs that require payment of fees for affordable housing. County HCD also is the lead agency for the CDBG Urban County Partnership (County and cities of Buellton, Carpinteria, Lompoc, and Solvang) and the HOME Consortium (County plus the cities of Goleta and Santa Maria). The common goal of these programs is to create and preserve affordable housing, particularly for extremely low and very low income families.

These partnerships receive federal affordable housing and community development funding from three HUD administered programs. These include the HOME, McKinney-Vento, and CDBG funds. In addition, County HCD administers local County Trust Fund resources, which are generated through the Inclusionary Housing Ordinance (IHO) and other development programs that require payment of fees for affordable housing. The common goal of County HCD expenditures is to

create and preserve affordable housing, with a focus on housing for extremely low and very-low income families.

The Housing Authority of the County of Santa Barbara (HACSB) **administers the County's various** Public Housing and Section 8 Programs and provides programs such as the Resident Opportunity and Self-Sufficiency (ROSS) program. Partnering with local communities and agencies to educate residents in areas that will assist them in their goal of self-sufficiency is a continuing endeavor. In terms of encouraging residents to participate in homeownership, the HACSB will continue to administer the Mortgage Credit Certificate Program in the County of Santa Barbara, utilizing private activity bond allocation granted by the California Debt Limit Allocation Committee. This Internal Revenue Service program helps people qualify for a mortgage loan by allowing eligible first-time homebuyers to reduce their federal income tax liability through a tax credit for a portion of their mortgage interest paid. In addition, the HACSB is committed to developing and implementing a Section 8 homeownership program option. ALLEN EDITS TO HERE

Foreclosures

Since the recession began, home foreclosures became an issue in most communities in the nation. Santa Barbara County was no exception. The Home Affordable Refinance Program (HARP 2.0) is a federal government program designed to help homeowners with loans issued prior to May 31, 2009 with a loan-to-value ratio of **80% or more refinance at today's low mortgages** rates even if they owe as much or more on their mortgage than their home is worth. The goal is to allow borrowers to refinance into a more affordable or stable mortgage. Most homeowners eligible for a HARP 2.0 refinance are able to reduce their monthly payment by lowering the interest rate on their mortgage. Other homeowners can use HARP 2.0 to convert their adjustable mortgage into a more predictable, fixed-loan program. Borrowers may also use HARP 2.0 to refinance for a shorter-term loan, which will help you build equity in your home at a faster pace.

About 2.8 million homeowners nationwide have taken advantage of the HARP 2.0 program to date which has been extended to December 31, 2015.

County Programs

The County HCD uses available HOME, CDBG, remaining IVRDA funding, in-lieu fees generated by the IHO, and Bridge Loan to help fund affordable housing projects countywide. In total, as shown in Table 3.9 below, the County channeled these resources to support the development of 17 projects county-wide (including in the incorporated cities) totaling 648 units and 212 units of housing affordable to very low and low income households from 2009 to 2014

Table 3.8 County Funded Projects (2009 to 2014)

Program	Project Name	City, State, ZIP	Affordability Start Date	Affordability End Date	No. Units Total	Affordable Units
HOME	Beachcourt Apartments	Carpinteria, CA 93013			6	6
HOME	Braddock House	Goleta, CA 93117	8/9/2012	8/9/2067	4	4
HOME	Casa de Familia	Santa Maria, CA 93458	IDIS completion	+20 years	16	15
HOME	Casa de las Flores	Carpinteria, CA 93013	IDIS completion	+55 years		
HOME/Bridge Loan	College Park Apartments	Lompoc, CA 93436	2/12/2009	2/12/2064	35	11
HOME/In-lieu	Creekside Village	Los Alamos, CA 93440	8/13/2012	8/13/2067	39	11
HOME	Cypress Court	Lompoc, CA 93436	2/20/2014	2/20/2069	60	11
HOME	Dahlia Court II	Carpinteria, CA 93013	1/31/2014		33	11
CDBG	Faulding Hotel	Santa Barbara, CA 93101	5/20/2014	5/20/2019	81	81
HOME	Good Sam Transitional Facility	Santa Maria, CA 93458			7	7
HOME (HAP)	Habitat for Humanity	Santa Maria, CA 93458			4	4
HOME	Homebase on G	Lompoc, CA 93436	6/30/2011	6/30/2041	39	2
HOME	Rancho Hermosa	Santa Maria, CA 93458	8/13/2012	8/13/2067	47	11
HOME	Recovery Way	Lompoc, CA 93436	6/30/2009	6/30/2039	16	11
HOME	Santa Rita Village	Lompoc, CA 93436	2/20/2014	2/20/2069	36	11
HOME	Sumida Gardens	Goleta, CA 93111	12/31/2009	12/31/2029	200	11
RDA	The Loop Project	Isla Vista, CA 93117	6/20/2013	6/20/2043	25	5
TOTAL					648	212

To build on this positive track record, five proposed programs under Housing Element Goal 4 (Preserve the Affordable Housing Stock and Cultivate Financial Resources for Provision of Affordable Housing in Santa Barbara County) will continue to ameliorate and address the financial barriers to affordable housing development opportunities (see Chapter 5 – Goals, Policies, and Programs).

As discussed, financing affects homebuyers, as high loan amounts are often accompanied by higher interest rates, increasing the cost of housing. The Homebuyer Assistance Program (HAP) is a currently unfunded County program for low income first-time homebuyers. The HAP will remain a program in the Housing Element to support reinvestment in the program should funding become available. Currently, the City of Lompoc is funding a HAP program.

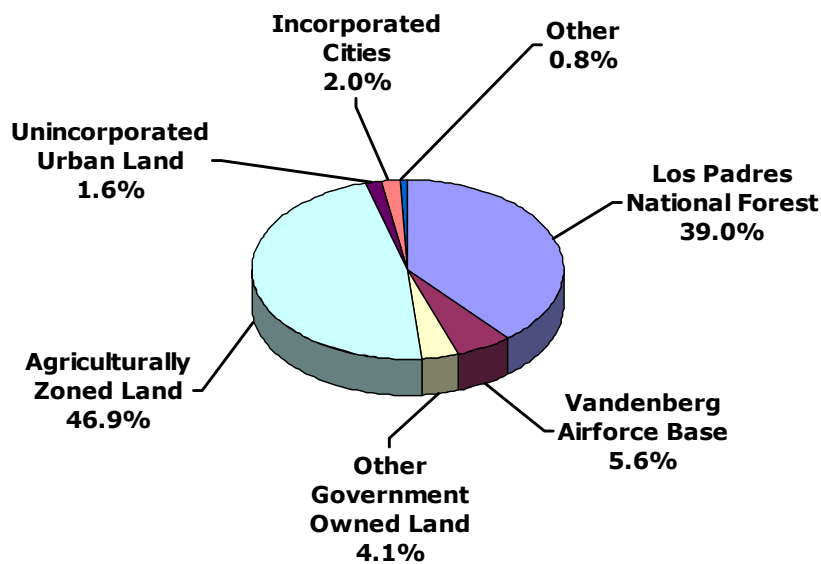
To continue support for these positive measures, this housing element retains ***Goal 5: Foster Cooperative Relationships and Efficient Government in the 2015-2023 Housing Element***. Through Programs 5.1 and 5.2, the County seeks to continue working cooperatively and maintain and

form new partnerships with Federal, State, and regional agencies, as well as non-governmental entities and other stakeholders to apply for public funding to support both rental and ownership housing affordable housing and address special needs housing.

Site Constraints

The County encompasses approximately 1,634,000 acres of land. As illustrated in Figure 3.2, Federal landholdings account for 748,000 acres, most of which are in the Los Padres National Forest (637,000 acres) and Vandenberg Air Force Base (91,000 acres). The State, including the University of California, owns another 18,000 acres, and incorporated areas account for 42,000 acres. The County has jurisdiction over most of the remaining 826,000 acres; however, all but four percent of that land is designated for rural agricultural uses.

Figure 3.2 – County Land Uses, July 2008

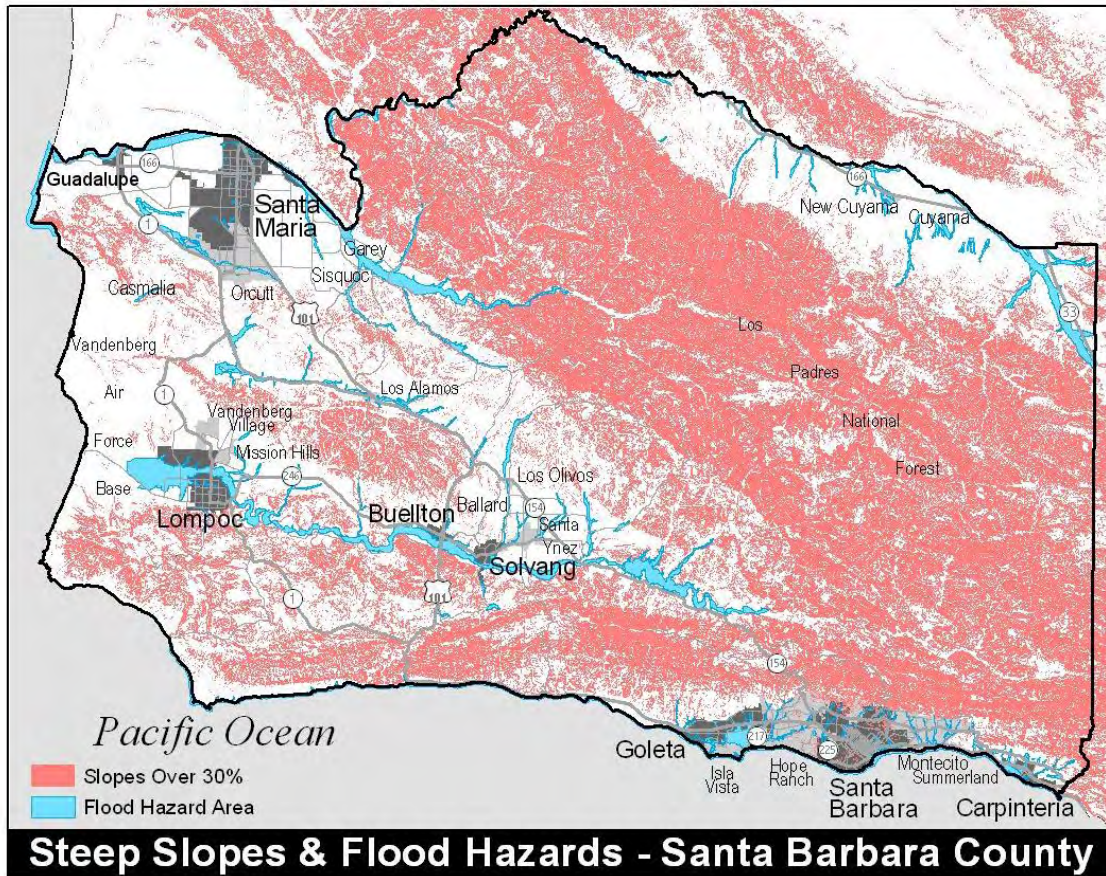


Source: Santa Barbara County

In addition, as illustrated by Figures 3.3 and 3.4, significant site constraints exist throughout the region that impact the ability to develop new housing. Examples of constraints that make land less attractive to developers includes: steep slopes, creeks and other wetlands which are prone to flooding, sensitive biological habitat, airport overflight zones and highway noise zones, and gas and oil extraction infrastructure.

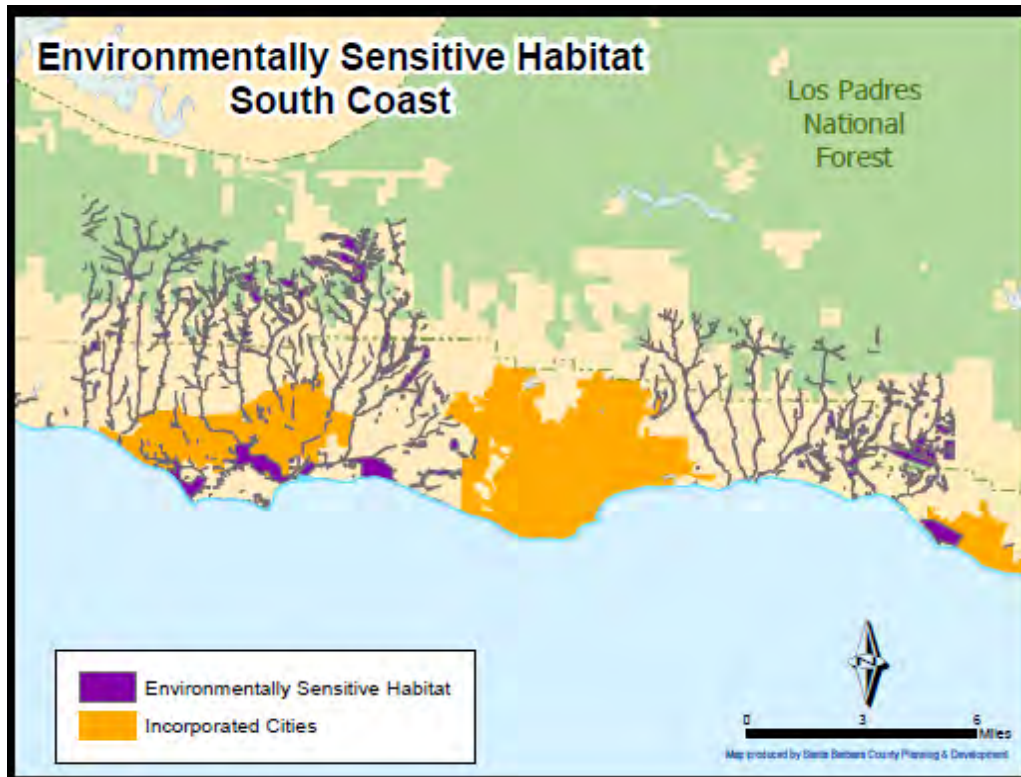
Site constraints can affect grading and site design options, as well as access and wastewater capacity. Accordingly, site constraints may limit the unit yield or housing capacity of sites. Moreover, constraints add to the cost of building on affected parcels, making them less attractive to developers. This is of particular consideration as the economics associated with increasing residential uses beyond current designations on constrained lands to allow for second units, farm worker housing, or multifamily units is often prohibitive; in other words, the costs associated with additional development in constrained areas precludes any meaningful increase in affordable units.

Figure 3.3 - Santa Barbara County High Slopes and Hydrography



Source: Santa Barbara County

Figure 3.4 - Environmentally Sensitive Habitat Overlay of the South Coast



Source: Santa Barbara County

Mitigating Opportunities: The Santa Barbara County Land Use and Development Code (LUDC) section 35.82.130 allows for minor modifications of certain zone standards, where, because of integrity of design, practical difficulties, topography, tree or habitat protection, or other similar site conditions, minor adjustments to the regulations, requirements, or standards would result in better project design, land use planning, and resource protection. This allows for more creative options for clustering on constrained and unconstrained properties.

The County has also applied minimum densities on designated urban sites, such as Key Sites 3 and 30 in the Orcutt Community Plan area, to reduce the pressure to develop high densities on constrained sites and in rural areas. Moreover, community plan updates are important opportunities to identify areas appropriate for residential growth near jobs (e.g., Isla Vista), leverage tools such as transfer of development rights, and remove barriers for the use of SDBL.

Public Preferences

The County has a citizenry that is well educated in the land development process and concerned about quality development. Public participation occurs through multiple venues, including community outreach meetings, permit processes, and appeal processes. Processes put into place to protect public interest, such as appeal processes, can delay projects and add costs. When the public is opposed to affordable housing projects, the additional processing, hearing, and carrying costs can be detrimental to the financial success of the project. In most communities through the county, the public has voiced strong preferences for lower intensity residential development

and has supported retaining agricultural zoning on land with that designation. The County decision-makers give deference to each **community's values, the community plans** they create and update, and the regional Boards of Architectural Review (BAR) that adhere to the standards set by the communities.

Mitigating Opportunities: The County has attempted to abate these community concerns with the use of regional BARs, public conceptual review hearings for pre-applications, environmental hearings prior to final decision-maker actions, and various other forms of public outreach and methods for ensuring neighborhood compatibility. In addition, the County appoints Planning Advisory Committees (PAC) to assist staff and decision-makers in determining the best balance of land use in each of the **County's eight community plan areas**.

The County also has encouraged the adoption of form based codes and/or design guidelines as part of the community plan process. In instances where projects have been appealed, the County institutes a formal mediation process, which sometimes results in a resolution of public concerns and a retraction of the appeal. The County also has an existing policy of not charging project applicants for the staff time used to process an appeal. This substantially reduces the financial burden for developers of housing projects whose projects are appealed. Program 1.6 in the Housing Element continues to ensure quality housing design and community compatibility via the use of regional BARs and community plan design guidelines.

As required by State housing element law and State HCD, the County also has reduced opportunities for project appeals as appropriate in the Multifamily Residential – Orcutt (MR-O) zone district. The MRO zone district allows **multifamily residential development "by right" and is applied to two properties in the Orcutt Community Plan area**. The Housing Element includes a new Program 1.17 that calls for the County to develop a minimum density residential zone prior to the end of the 2015-2023 Housing Element planning period. A minimum density residential **zone would provide for "by right" development of housing** at minimum densities deemed affordable by State housing element law.

Government Constraints and Mitigating Opportunities

State Government Constraints

California Coastal Act and Regulations

The Coastal Zone in the county consists of 110 miles of mainland coastline and encompasses the islands of Anacapa, Santa Barbara, San Miguel, Santa Rosa, and Santa Cruz. In mainland county, the Coastal Zone is approximately 184 square miles. The onshore Coastal Zone boundary is generally 1,000 yards from the mean high tide line. However, the Coastal Zone extends further inland in several areas because of important habitat, recreational, and agricultural resources. These areas include the lands surrounding Guadalupe Dunes, Point Conception, and most of the Carpinteria Valley. The only urban development in the Coastal Zone is in the South Coast region.

The Coastal Zone in Santa Barbara County can generally be divided into three regions: the South Coast, Gaviota Coast, and North County Coast. Most unconstrained vacant land located along the South Coast has already been developed; however, significant opportunities for adaptive reuse and urban revitalization exist in some communities, notably Isla Vista. Those areas that remain relatively undeveloped consist of a few prominent coastal mesas, creek watersheds, and in Goleta and Carpinteria, hundreds of acres of urban and near urban agricultural land. The Gaviota Coast with its dramatic coastline, sensitive habitats, and large ranches occupies the central part of the coast. The North County coast consists of steep and remote ranch land, Vandenberg Air Force Base land, and river plains rich in agriculture. The coastal properties that remain undeveloped in the county have the most site constraints: sensitive habitats, watersheds, steep slopes, agriculture, and unstable bluff tops. Decision-makers sometimes require design changes, including reduced residential unit yields or densities to protect coastal resources. These requirements may significantly reduce the number of new affordable housing units that are developed in the Coastal Zone.

The Board of Supervisors and the California Coastal Commission (Coastal Commission) must approve amendments to the Santa Barbara County Coastal Land Use Plan (CLUP) that implements the Coastal Act and serves as the Comprehensive General Plan for the Coastal Zone.

In addition, some types of permits that are ministerial in the inland areas are discretionary in the Coastal Zone. Such projects may be approved by the County, but then appealed to the Coastal Commission. This factor serves as a government barrier to housing development. Nonetheless, the County has continued to address housing needs in the Coastal Zone. As illustrated below, pursuant to Government Code section 65590(b), housing development and demolitions in the Coastal Zone or within three miles of the Coastal Zone have not had a negative impact on affordable housing opportunities.

Housing Development in the Coastal Zone

During the planning period between January 1, 2009, and December 31, 2013, the County was responsible for issuing permits in all unincorporated areas of the Coastal Zone. As shown in Table 3.8, during this period, the County approved permits for the development of 280 new housing units in the Coastal Zone. Within three miles of the Coastal Zone, the County permitted another

157 new housing units. This permit activity resulted in a net gain of 437 housing units within three miles of the Coastal Zone (see Table 3.8)

Demolitions and Replacement of Affordable Housing in the Coastal Zone

In rare circumstances, dilapidated affordable housing may be demolished because of concerns for the health and safety of residents. Over time, affordable housing units also may be converted to market rate units. Both demolition and conversion result in the displacement of low to moderate-income households for whom replacement units are necessary. In accordance with Government Code section 65590, replacement units are required for demolished or converted affordable housing in the Coastal Zone. The number of replacement units necessary to comply with State law is determined on a case-by-case basis. Table 3.8 below summarizes the Coastal Zone development discussed above.

Table 3.8 -2009 - 2013 Residential and Demolition Permits Issued by Year, Affordability, and Coastal Zone (CZ) Proximity

	2009			2010			2011			2012			2013			Total
Construction	<i>VL/Low</i>	<i>Mod</i>	<i>Above Mod</i>	<i>VL/Low</i>	<i>Mod</i>	<i>Above Mod</i>	<i>VL/Low</i>	<i>Mod</i>	<i>Above Mod</i>	<i>VL/Low</i>	<i>Mod</i>	<i>Above Mod</i>	<i>VL/Low</i>	<i>Mod</i>	<i>Above Mod</i>	
Within CZ	0	5	8	4	1	8	20	2	80	16	0	81	41	3	11	280
Within 3 miles	5	3	18	19	0	22	18	2	20	22	0	8	11	1	8	157
Total	5	8	26	23	1	30	38	4	100	38	0	89	52	4	19	437
Demolition	<i>VL/Low</i>	<i>Mod</i>	<i>Above Mod</i>	<i>VL/Low</i>	<i>Mod</i>	<i>Above Mod</i>	<i>VL/Low</i>	<i>Mod</i>	<i>Above Mod</i>	<i>VL/Low</i>	<i>Mod</i>	<i>Above Mod</i>	<i>VL/Low</i>	<i>Mod</i>	<i>Above Mod</i>	
Within CZ																
Within 3 miles																
Total																
Net Units	<i>VL/Low</i>	<i>Mod</i>	<i>Above Mod</i>	<i>VL/Low</i>	<i>Mod</i>	<i>Above Mod</i>	<i>VL/Low</i>	<i>Mod</i>	<i>Above Mod</i>	<i>VL/Low</i>	<i>Mod</i>	<i>Above Mod</i>	<i>VL/Low</i>	<i>Mod</i>	<i>Above Mod</i>	
Within CZ																
Within 3 miles																

DATA COLLECTION IN PROCESS

Source: Santa Barbara County

Mitigating Opportunities: The County Local Coastal Program (LCP), including the Coastal Land Use Plan (CLUP) and Coastal Zoning Ordinance, contain stringent policies and regulations to protect, maintain, and, where feasible, enhance and restore the overall quality of the coastal environment and its natural and manmade resources. The LCP also contains a chapter and policies on housing, including policies to preserve existing housing for persons or families of low or moderate income in the Coastal Zone. Nonetheless, some perceive the LCP as a government constraint to the maintenance, improvement, and development of housing for all income levels.

Permit and development statistics from the 2009-2014 Housing Element planning period suggest that the LCP is not a significant constraint to affordable and market-rate housing in the Coastal Zone. However, the County continues to implement programs and plans to increase affordable housing opportunities in the Coastal Zone.

Consistent with 2009-2014 Housing Element Program 1.3, the County adopted the **Inclusionary Housing Ordinance (IHO) in May 2013.** (See details in “Program 1.7,” Chapter 4 of this Housing Element.) The IHO requires residential projects of five units or more to include a specified number or percentage of the units (up to 15%) to be affordable to very low, low, moderate, and workforce income categories. Projects receive a density increase (bonus) of one unit over base density for each required affordable housing unit built onsite. Developers may also request to modify applicable zoning requirements to facilitate the density bonus, such as reducing setbacks and open space requirements. Alternatively, developers may pay a fee in-lieu of construction. The County deposits in-lieu fees into the County Housing Trust Fund and uses these fees to help maintain and leverage the construction of new affordable housing. This strategy produces more very low and low income housing than would be built under other public and non-profit housing programs.

The CLUP contains policies to maintain existing affordable housing units in the Coastal Zone. According to CLUP Policy 5-3, demolitions of four or more low or moderate income units shall not be permitted unless the affordable units are replaced on a one-for-one or one-for-two basis. According to Policy 5-4, conversions of apartment complexes of five or more units to condominiums or stock cooperatives shall not be permitted unless (1) comparable rental units are available in the same Housing Market Area, (2) one-third or more of the units are maintained as low or moderate income units, or (3) comparable rental units have been constructed in the Coastal Zone. These policies implement and are consistent with Government Code sections 65590 and 65590.1.

The 2009-2014 Housing Element Program 1.7 states the County shall “Continue to support the use of the Isla Vista Master Plan [IVMP] to contribute to the diversity and affordability of the housing stock in the County...” The Coastal Commission’s review of the IVMP, following the Board of Supervisor’s adoption in August 2007, has been a lengthy process. The County expects to submit the revised IVMP to the Coastal Commission in Spring 2015. In the meantime, developers have used the density bonus and other provisions of the SDBL to permit and construct new residential and mixed use projects with densities comparable to those specified in the IVMP. (See details in later in this chapter and in “Isla Vista,” Chapter 6 of this Housing Element.)

Mitigating Opportunities: To address the government barriers to affordable housing opportunities in the Coastal Zone, the County currently implements the IHO for all projects of five or more units, consistent with Housing Element Goal 6. Accordingly, any housing projects triggering the IHO in the Coastal Zone will necessarily contribute to the affordable housing supply in the coastal area. Alternatively, developers can opt to pay in-lieu fees instead of constructing on-site units.

In cases where affordable units are to be either demolished or converted from affordable to market rate units, the CLUP provides that an equal number of units must be replaced elsewhere in the Coastal Zone, or if this is infeasible, within three miles of the Coastal Zone, consistent with Government Code sections 65590 and 65590.1.

The entire IVMP area is within the Coastal Zone. Housing Element Program 1.7 ensures that the IVMP adopted by the Board of Supervisors in 2007 will continue to be processed by the County. The revised IVMP is scheduled to be resubmitted to the Coastal Commission for certification in Spring 2015.

The Coastal Commission’s review of the IVMP, following the **Board of Supervisor’s adoption in August 2007**, has been a lengthy process. Therefore, to continue the momentum **granted by the community’s broad support of the IVMP**, the provisions of SDBL have provided an effective means of entitling housing projects aligned with the vision of the IVMP, while the Coastal Commission completes its final approval.

Congestion Management Plan

In June 1990, California voters approved Proposition 111 that established requirements for urbanized counties to prepare, adopt, and update (every two years) a Congestion Management Plan (CMP). Intended to facilitate and integrate planning and programming of transportation improvements, the CMP includes level of service (LOS) standards, performance measures, and a capital improvement program. An approved CMP is a prerequisite for obtaining Federal, State, and regional funding for transportation improvements. In certain cases, the CMP can act as a barrier to housing and infill development by discouraging additional construction in areas with intersections already impacted by development. When decision-makers approve projects that degrade the operation of an intersection below the standard trigger (LOS E), the agency must develop a Deficiency Plan and identify projects to rectify the problem. Improvement costs may be passed on to developers and

Constraints to Buildout

Build out is the maximum planned capacity of an urban area based on its current General Plan. Planned build out is rarely reached due to issues unforeseen during the broader General Plan process such as design, site constraints, compatibility, and infrastructure.

Site Constraints

Mountainous Areas

Soil Conditions

Slopes

Biological Habitats

Fire Hazards

Flood Zones

Land Uses

Agricultural Operations

Agricultural Preserve
Contracts

Airports

Industrial Areas

Pipelines

Infrastructure Constraints

Water Service

Sewer Service

Road Carrying Capacity

Fire Service

increase the cost of development.

Mitigating Opportunities: An amendment to State law in 2002 (Government Code sections 65088-65089), recognizes the need to balance congestion management with the need to provide infill and mixed-use housing. **The law allows jurisdictions to designate “infill opportunity zones”** in urban areas for higher density or mixed-use development within 1/3 mile of current or future transit nodes.

Projects in these infill zones would be exempt from the CMP LOS standards otherwise required for development and would instead be required to meet alternative, less stringent standards. Development must occur within a 4-year time limit after the infill opportunity zone is designated or it is no longer exempt from LOS standards.

Although these measures are not necessary with current traffic conditions in the unincorporated area, the County can implement them as conditions warrant in the future. The County has continued to implement right-of-way improvement programs to congested intersections located in the unincorporated County. As a result, the County has few intersections with substandard LOS. For such intersections, the County institutes traffic relieving improvements.

In addition, existing Goleta and Orcutt community plan policies exempt affordable housing projects built on designated Affordable Housing Overlay sites and special needs facilities from LOS standards. In the Orcutt area, projects with at least 50% affordable units and the residential portion of mixed-use projects are exempt from LOS standards. If these developments degrade the operation of an intersection below LOS D, the County will develop a Deficiency Plan as required by State law. With the implementation of these measures, the CMP is not considered a significant barrier to development at this time.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) requires local jurisdictions to assess, publicly disclose, and mitigate (where feasible) the environmental impacts of proposed projects. **Some projects are exempt under specific CEQA guidelines, while others are subject to an “initial study”** to determine the level of effort needed to complete the impact assessment. A Negative Declaration or Environmental Impact Report (EIR) may be required to fully assess the impacts of many residential developments. During environmental review, specific constraints to development specific to the site are examined at a high level of detail not possible at the plan level.

Potential impact areas that must be considered include:

- Air Quality, including GHG emissions
- Biological Resources
- Cultural and Historical Resources
- Flooding
- Geologic Hazards
- Hazardous Materials
- Noise
- Public Services and Facilities
- Recreation and Trails
- Traffic and Transportation
- Water Resources and
- Wastewater Treatment

CEQA requires careful examination and mitigation of identified impacts. In response to this requirement, the County adopted an Environmental Thresholds and Guidelines Manual in 1992. These thresholds define the point at which impacts are considered significant enough to require mitigation. Impacts that cannot be mitigated may preclude development altogether, unless the decision-makers find there are overriding considerations that support the development.

Mitigating Opportunities: The County has taken measures to streamline environmental review. For example, initial studies are combined into mitigated negative declarations where feasible, reducing permit review time. The County has also developed prototypical language for common CEQA impacts, which allow for a streamlined production of environmental documents. For large projects with multiple phases that require comprehensive review and assessment, the EIR may include all assessment and mitigation details, so that subsequent phases of the development, if not significantly altered, may not require further environmental review.

When the County has prepared or revised Community Plans, it has identified and assessed conceptual projects on **“key sites” and “housing opportunity sites”** in the Community Plan Program EIRs. Since projects on these sites are conceptual in nature, some follow-up environmental analysis may be required when projects are ready to proceed to decision-makers. This is intended to truncate the time and cost necessary to approve priority projects aimed at implementing County goals or complying with State law. **In addition, the County uses “tiered”** environmental documents to streamline the review process for projects not specifically identified in the Community Plan and accompanying Program EIR.

Open Space and Habitat Preservation

The County contains dozens of habitats, many of which contain endangered, threatened, or candidate species or species of special concern as defined by the U.S. Department of Fish and Wildlife and the California Department of Fish and Wildlife.

Much of the remaining vacant land in the unincorporated area of the county has development constraints, due to the occurrence of one or more of these protected species. Lands with listed species can be very difficult to develop, either because of the additional costs associated with mitigating biological impacts, or due to the reduced development resulting from protecting sensitive areas. The constraints presented by sensitive species are particularly acute in the North County, where the California tiger salamander (CTS) and the California red-legged frog have wide home ranges. Confirming the presence or absence of CTS on a development site can be an expensive and time consuming process that is reliant upon the County receiving two consecutive years of moderate to heavy rainfall for proper survey work to be completed.

Mitigating Opportunities: The unincorporated communities will continue to consider opportunities in the county for adaptive reuse and development near transit and employment centers through the community plan update process, as outlined in existing Programs 1.1, 1.3, and 1.7. Consistent with the Comprehensive Plan, the County focuses large scale development into designated unincorporated urban areas throughout the county to promote infill into areas already served by infrastructure. In support of this approach, Program 1.15 calls for the County to consider developing a mixed use zone that allows a mix of affordable by density residential, commercial retail, services, and office uses. The new mixed use zone will be applied to land either within a designated urban area or to underutilized urbanized areas with a potential for the

creation of a commercial or town center. The mixed use zone will facilitate priority affordable, special needs, senior, and workforce housing near job centers and infrastructure. Program 1.15 **implementation would continue the county's practice of directing urban development into** existing developed areas and near infrastructure to avoid impacts to sensitive resources. Moreover, affordable housing funds will continue to be directed to areas appropriate for urban development, including incorporated cities. By encouraging this manner of growth, the County can avoid encroachment into sensitive species habitat.

Local Government Constraints

In addition to market constraints and state requirements, locally imposed policies and regulations can affect the type, appearance, and cost of housing built in the unincorporated areas.

In aggregate, the local regulatory framework discussed in this chapter aims to balance among the environmental, economic, and social issues that make the unincorporated county and its communities unique. Accordingly, mitigating opportunities are necessary to ensure that these local factors do not inhibit the County from addressing the housing needs of all economic segments of the population.

Comprehensive General Plan

The Housing Element is one of 13 elements, which together, with the CLUP, constitute the Santa Barbara County Comprehensive Plan. The Comprehensive Plan Land Use Element establishes allowable land uses in the unincorporated county and includes nine community plans. During development of the community plans and zoning ordinances the distribution of residential land use designations was carefully made by examining site and service constraints and compatibility with surrounding land uses.

Each of the community plans within the Land Use Element establishes a vision, goals, and policies that are appropriate to each corresponding unincorporated area, in an effort to bolster and uphold traditional norms and values. While it is unrealistic to expect all land use controls to be eliminated in the pursuit of additional housing, the County has established a track record of facilitating community understanding of how policies that support housing opportunities in urban areas can protect resources and preserve the regional quality of life. During the 2009-2014 Housing Element planning period, the County updated or amended community plans for Mission Canyon, Orcutt, and Summerland. Currently, three community plans for the following areas are undergoing development updates or State review: Isla Vista, the Eastern Goleta Valley, and the Gaviota Coast. Each of these is described in further detail below.

As discussed below, the IVMP was adopted by the Board of Supervisors in 2007 and undergoing revisions to reflect dissolution of the Isla Vista Redevelopment Agency (IVRDA) and address parking issues raised by the Coastal Commission. The IVMP focuses on infill, redevelopment, and adaptive reuse.

Isla Vista Master Plan

The 2009-2014 Housing Element added Program 1.13 that **states "The County shall continue to** utilize the Isla Vista Master Plan [IVMP] combination with redevelopment funds and equivalent

resources to promote the creation of additional housing stock within the South Coast housing **market area...**" As discussed in Chapter 6 – Land Inventory Analysis and Quantified Objective, 553 housing units at all income levels exist in Isla Vista. During the 2009-2014 Housing Element planning period, 161 units of the capacity developed with 204 housing units and 391 units of capacity remains.

Several factors occurred during the 2009-2014 Housing Element planning period that affected implementation of Program 1.13 and the IVMP. Most importantly, the Coastal Commission did not certify the adopted IVMP. In part, the Coastal Commission raised issues regarding parking and coastal access. In addition, all redevelopment agencies in California, including the Isla Vista Redevelopment Agency (IVRDA), were eliminated on February 1, 2012 pursuant to ABX1 26 ("**Dissolution Act**").

These factors have not seriously constrained housing production in Isla Vista. The County has worked with project applicants and developers to apply strategies to permit residential and mixed use projects that meet or exceed the densities in the proposed IVMP. These strategies include using the SDBL to achieve densities above these otherwise specified for a particular land use designation or zone in the LCP. Table 6.9 in Chapter 6 of this Housing Element compares the number of residential units built during the 2009-2014 Housing Element planning period to the number of residential units estimated in the 2009-2014 Housing Element land inventory certified by State HCD. In summary, these projects produced 203 residential units, which is greater than the 161 unit estimate included in the 2009-2014 Housing Element land inventory. (See details in "**Isla Vista,**" Chapter 6 of this Housing Element.)

The County has also been revising the IVMP. It intends to submit the revised IVMP to the Coastal Commission in Spring 2015. (See details in later in this chapter and in "**Isla Vista,**" Chapter 6 of this Housing Element.)

Eastern Goleta Valley

The Board of Supervisors initiated the draft ***Goleta Valley Community Plan Update for the Eastern Goleta Valley*** (Goleta Plan) for environmental review on February 21, 2012. To help implement Housing Element Program 1.3, the initiated draft plan includes studying rezoning portions of six housing opportunity sites to Design Residential (DR-20) with densities up to 20 units per acre. As part of the EIR alternatives analysis, two infill sites, one 65 acres and the other 27 acres were studied for their potential for affordable housing development. The Goleta Plan includes another important rezone that would increase opportunities for affordable housing development. It proposes rezoning the Hollister Avenue and State Street Commercial Corridor to a new Mixed Use (MU) zone to revitalize the area with a mix of multifamily residential and retail commercial uses.

The six housing opportunity sites have the potential to accommodate 549 units on 28.4 acres. The MU zone would accommodate up to 177 multifamily units. The draft EIR for the Goleta Plan was released for public review in August 2014. The County Planning Commission is expected to review the final EIR and plan in Spring 2015 and the Board of Supervisors is expected to consider certifying the final EIR and adopting the plan in Summer 2015.

Project Phase	Status	Timeline
Policy Development	Completed	February 2012
Environmental Review	In Progress	Summer and Fall 2014
Public Hearings and Adoption	Forthcoming	Spring and Summer - 2015
Implementation	Forthcoming	Fall – 2015

Gaviota Coast Plan

The Gaviota Coast Plan implements the County of Santa Barbara Comprehensive Plan and CLUP in the Plan area. This project will address development and land use, public services and facilities, and environmental resources and constraints. The Gaviota Coast Plan was initiated for environmental review on December 3, 2013. It includes amendments to the Comprehensive Plan, LUDC, Local Coastal Program, and County land use and zoning maps. The Plan addresses farmworker housing and intergenerational housing. The Plan area does not include designated urban areas and, therefore, does not include affordable housing sites.

Project Phase	Status	Timeline
Policy Development	Complete	December 2013
Environmental Review	In Progress	December 2013 - Summer 2016
Public Hearings and Adoption	Forthcoming	Summer 2016 – Winter 2016
Implementation	Forthcoming	Winter 2016 – Spring 2017

Mitigating Opportunities:

Zoning Ordinance

Zoning ordinances are subject to change. For current Santa Barbara County Code Chapter 35 zoning ordinances please visit the Planning and Development web site:

<http://sbcountyplanning.org/forms/index.cfm>

The County’s Zoning Ordinance is applies to the unincorporated county and is comprised of (1) the Land Use and Development Code (LUDC), the zoning ordinance for unincorporated inland areas; (2) the Coastal Zoning Ordinance (Article II), for the Coastal Zone; and (3) the Montecito LUDC, which is the zoning ordinance for those areas of Montecito outside of the Coastal Zone. The zoning ordinances contain zoning designations, development standards, parking requirements, permit processing requirements, and overlay zones. Some of these provisions may constrain housing opportunities. For example, the County requires 40% open space for multifamily projects in the Design Residential (DR) and Planned Residential (PRD) zone districts. In areas with high land costs, this requirement may affect the underlying economics necessary for feasible affordable housing production. Other standards that may constrain affordable housing opportunities or housing for special needs groups, such as persons with disabilities, include parking standards, building coverage limitations, height restrictions, and setbacks.

The zoning ordinances currently include ten multi-family or small lot (with common open space) zone districts and mixed-use zone districts. Mixed use zone districts facilitate development of affordable housing by allowing apartments, townhomes, studios, and live-work units located

adjacent to jobs and services. Each of these zone districts is summarized below to reflect the unique purposes and related development options facilitated the existing regulatory environment.

Multifamily Housing Zones

R-2 (Two-Family Residential) zone: The R-2 zone is applied to areas appropriate for residential development in the form of two-family dwellings (duplexes) to maintain a residential character similar to that of one-family neighborhoods. This zone is intended to ensure the compatibility of duplex development with surrounding multiple and one-family dwellings and neighborhoods.

DR (Design Residential) zone: The DR zone is applied to areas appropriate for one-family, two-family, and multi-family dwellings. This zone is intended to ensure comprehensively planned and well designed residential development, while allowing flexibility and encouraging innovation and diverse design, and requiring the inclusion of substantial open space within new residential developments.

PRD (Planned Residential Development) zone: The PRD zone ensures the comprehensively planned development of large sites within urban areas, as designated on the Comprehensive Plan maps that are intended primarily for residential use. The intent of this zone is to:

- Promote flexibility and innovative design of residential development, to provide desirable aesthetic and efficient use of space, and to preserve significant natural, scenic, and cultural resources of a site;
- Encourage clustering of structures to preserve a maximum amount of open space;
- Allow for a diversity of housing types; and
- Provide recreational opportunities for use by both the residents of the site and the public.

SLP (Small Lot Planned Development) zone: SLP zone is applied to areas appropriate for increased opportunities for affordable housing, and establishes standards for the development of individual small lots for one-family homes. The intent of this zone is to:

- Provide housing opportunities which meet the needs of the community, including housing for low, moderate, and middle income households, families with children, senior citizens, and other identified households in need; and
- Ensure a safe and attractive residential environment by promoting high standards of site planning, architecture, and landscaping for small lot planned development.

SR-M (Medium Density Student Residential) zone: SR-M zone is applied within the Coastal Zone to areas appropriate for residential development within the context of a student-oriented community. The intent is to provide for multi-family residential development at moderate densities to mitigate potential adverse impacts on traffic, parking, open space, aesthetics, health, and safety, and allow for a more efficient utilization of open space.

SR-H (High Density Student Residential) zone: SR-H zone is applied within the Coastal Zone to areas appropriate for residential development within the context of a student-oriented community. The intent is to provide for multi-family residential development at higher densities, to mitigate potential adverse impacts on traffic, parking, open space, aesthetics, health, and safety and to encourage combining substandard lots to allow for more efficient utilization of space. The provision of affordable housing within this zone shall be encouraged.

MHP (Mobile Home Planned Development) zone: The MHP zone is applied to areas appropriate for mobile homes on non-permanent foundations, in planned developments including mobile home rental parks and mobile home statutory (air space) condominiums. The intent is to meet community needs by providing affordable housing opportunities, while ensuring a safe and attractive residential environment by promoting high standards of site planning, architecture, and landscaping design for mobile home developments.

MHS (Mobile Home Subdivision) zone: The MHS zone is applied to areas appropriate for increasing opportunities for affordable housing, and established standards for the development of mobile home subdivisions. To this end, the intent of this MHS zone is to meet community needs by providing housing opportunities for low, moderate, and middle income households, families with children, senior citizens, and other identified households in need. The intent is also to ensure a safe and attractive residential environment by promoting high standards of site planning, architecture, and landscaping for mobile home developments.

MRO (Multifamily Residential - Orcutt) zone: The MRO zone is applied to areas located within the Orcutt Community Plan appropriate for multifamily residential opportunities at a minimum net density (excluding public and private rights of way) of 20 units per acre. Through a ministerial permit process, the MRO facilitates height limits up to 50', minimized setbacks, and high-quality design to remove barriers to the development of housing for lower income households or special needs groups, particularly the elderly.

MRD (Multifamily Residential) zone: The MRD zone is applied to areas located within the Isla Vista Master Plan appropriate for quality multifamily residential opportunities.

Mixed-Use Housing Zones

CM-LA (Community Mixed Use - Los Alamos) zone: The CM-LA zone is only applied to land that is within the Los Alamos Community Plan along the Bell Street Corridor. The purpose is to create a sense of place and provide certainty in the permitting process as to what is allowed within the Bell Street Commercial Core area. The result will be a vibrant mix of uses along Bell Street with retail on the ground floor fronting Bell Street and housing above and in buildings fronting secondary streets of the corridor.

CN (Neighborhood Commercial) zone. The CN zone is applied to areas within residential neighborhoods appropriate for local retail or service businesses to meet daily needs for food, drugs, gasoline, and other incidentals of residents in the immediate area. The intent is to provide local serving commercial establishments while preserving the residential character of the area. The CN zone allows mixed use residential development with a minor conditional use permit (MPUC).

OT-R-GC (Old-town Orcutt Mixed-use) zone: Certain parcels within the Old Town Orcutt Community have been deemed appropriate for residential development, general commercial development, or a mixture of both.

OT-R/LC (Old Town - Residential/Light Commercial) zone. The OT-R/LC zone allows for residential and commercial uses, individually or combined, in areas that contain predominantly one-family dwellings, or that are in close proximity to one-family residential zones, to provide neighborhood-oriented goods and services, and to create a buffer area of low intensity commercial land uses combined with residential uses between areas of strictly residential and general commercial use. The intent is to maintain the existing mixture of residential and commercial uses, and to preserve the character and architectural styles of the neighborhood areas.

OT-R/GC (Old Town - Residential/General Commercial) zone. The OT-R/GC zone allows for residential and commercial uses, individually or combined, especially in older urban areas where an "Old Town" atmosphere is to be maintained, and to provide for local business and commercial needs and services for the community, while maintaining a residential quality in the area. The intent is to maintain a mixture of residential and commercial uses, and to preserve the character and architectural style of the neighborhood areas.

C-1 (Limited Commercial) zone: The C-1 zone is appropriate for both retail and service commercial activities that serve the local community and in the Coastal Zone, the traveling public as well. This zone allows diverse uses, yet restricts allowable uses to those that are also compatible with neighboring residential uses to protect residential uses from negative impacts, including noise, odor, lighting, traffic, or degradation of visual aesthetic values. This zone permits mixed use projects in both the inland areas and Coastal Zone.

C-2 (Retail Commercial) zone: The C-2 zone is appropriate for retail business and commercial needs including stores, shops, and offices supplying commodities or performing services for the residents of the surrounding community. This zone also allows mixed-use residential development as a subcomponent of appropriate projects. The C-2 zone allows mixed use residential development with a minor conditional use permit (MPUC).

C-3 (General Commercial) zone: The C-3 zone is applied is applied to land that is appropriate for wholesale and heavy commercial uses and services that are not suited to the commercial zones that accommodate lighter commercial uses. The intent is to provide for commercial uses in these areas while protecting adjacent uses from negative impacts including noise, odor, lighting, or traffic. The C-3 zone allows mixed use residential development with a minor conditional use permit (MPUC).

MU-SYV (Mixed Use – Santa Ynez Valley) overlay zone: The MU-SYV overlay is designed to generate additional opportunities for in-fill housing while simultaneously protecting the commercial viability and potential of the commercial area. Other goals include maintaining the pedestrian-oriented character of the downtown areas, ensuring attractive and compatible architectural design of future projects, reducing regulatory barriers to mixed-use development and prohibiting uses that conflict with preserving the rural ambience of the townships of Santa Ynez and Los Olivos. The MU-SYV overlay may only be applied to properties located within the Santa Ynez Valley Community Plan area within a C-1 or C-2 zone and a designated Urban Area.

Mitigating Opportunities: The County's land use authority, specifically its ability to designate land use and zoning, is one of its most important tools to ensure an adequate supply of quality affordable housing. The Housing Element contains several programs that utilize the County's land use authority to address the housing needs for households and individuals at all income levels and special needs.

This Housing Element has identified the following new programs which are proposed to address affordable and special needs housing.

Program 1.15 calls for the County to consider developing a mixed-use (MU) zone that allows a mix of residential, commercial retail, services, and office uses. The MU will be applied to land either within a designated or underutilized urban area with a potential for the creation of a commercial core or town center. It will facilitate development of priority affordable, special needs, senior, and workforce housing near job centers. The mixed-use zone could include a variable residential density incentive that rewards appropriate design through the provision of additional units at higher densities and smaller unit sizes. Options could also include form based building standards, such as zero lot lines and minimum mass requirements.

As discussed above, Program 1.17 calls for the County to consider development of a minimum density residential zone prior to the end of the 2015-2023 Housing Element planning period. A **minimum density residential zone would provide for "by right" development of housing at minimum densities deemed affordable by State housing element law.**

As in the previous planning period, the Housing Element continues to include Program 2.3, which will continue to amend the County zoning ordinances to ensure the permit process for State-certified farmworker housing is consistent with Health and Safety Code requirements.

New Program 2.3 recommends the County amend the Santa Barbara County Coastal Zoning Ordinance (CZO) to be consistent with State law regarding farmworker housing developed by State-licensed agricultural operators.² State law requires that any employee housing providing accommodations for six or fewer employees be deemed a single-family structure and requires that employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household be deemed an agricultural use. As such, no conditional use permit, zoning variance, zoning clearance, business taxes, local registration fees, use permit fees, or other fees shall be applied to these housing types "[w]hich are not typically subject to uses of the same type in the same zone."

The LUDC was amended on June 1, 2010 to address consistency with Health and Safety Code Sections 17021.5 and 17021.6. However, the CZO has not been amended.

These programs will **amend the County's zoning ordinances to facilitate affordable housing** development and alleviate the time and financial burden of conducting environmental review and public hearings for these unit types as well as ensure that regulations for group quarters farm employee housing in Santa Barbara County complies with State law

² Health and Safety Code sections 17021.5 and 17021.6

Building Envelopes

The residential zone districts contain numerous regulations, including open space, minimum setbacks, and height limits. However, the zoning ordinances allow modifications to a majority of these regulations when site constraints and the relative benefits of the project warrant such exceptions via formal modifications (minor modifications), variances (undue hardships), Conditional Use Permit modification process, and Development Plan modification process. Specifically, the zoning ordinances allow the applicable review authority to modify the distance between structures, landscaping, parking, screening requirements, setbacks, structure coverage, structure height limit, or yard areas specified in the applicable zone. This allows the appropriate review authorities to provide flexibility for the development of constrained lots and development incentives for projects proposing public benefits, including the provision of affordable or special needs housing.

Mitigating Opportunities: Program 1.4 in this housing element directs the use of tools to address affordable housing. This includes development standard modifications for projects that provide affordable housing for all economic segments of the population, including extremely low income households. Open space and parking requirements in multi-family zone districts appear to be a primary concern of the development community; therefore, under the current zoning ordinance, decision-makers may approve design standard modifications as an incentive for affordable or special needs housing on a case-by-case basis. Implementing Program 1.4 will lead to increased use of modifications to open space, setbacks, building coverage, parking, lot size, and other requirements, as shown in Table 3.10 and in Appendix C: ***Quality Housing Design and Development Incentives.***

New Program 1.16 calls for the County to consider modifications to the open space requirements and restrictions of the Design Residential (DR) zone standards to incentivize production of priority affordable, special needs, and senior housing development consistent with the surrounding context and Comprehensive Plan. The modifications may also include reductions in standards for parking, open space, and paved areas (not included in open space).

Table 3.10 - Development Standard Incentives for Beneficial Housing Projects

Development Standard	Potential Constraining Requirement	Housing Element Incentives
Open Space	40% open space required in DR and PRD zone districts.	Discretionary reduction to 25% for Density Bonus, qualifying rental projects and housing for persons with disabilities and other special needs groups.
Parking	Single family detached: 2 non-tandem off street spaces. Multi-family: varies by number of bedrooms.	Discretionary reduction for Density Bonus, mixed use, and qualifying rental projects and housing for persons with disabilities and other special needs groups. Includes tandem parking for single-family detached units. Further reductions may be granted on a case-by-case basis.
Front Yard Setbacks	20 feet from right-of-way of any street in most residential zone districts.	Discretionary reduction down to 10 feet for Density Bonus, and qualifying rental projects and housing for persons with disabilities and other special needs groups.
Side Yard Setbacks	Varies between 5 and 14 feet from property line depending on zone district.	Discretionary reduction down to zero lot line for Density Bonus, qualifying rental projects and housing for persons with disabilities and other special needs groups.

Note: This table is intended to provide a summary of development standard incentives. Specific incentives and requirements to qualify are listed in Chapter 5 under individual programs.

Maximum Building Height Limitations

The County, like many local agencies, institutes various height limits that restrict the maximum building height of a structure within a particular zone district. These height limits are generally unique to each individual zone district. For most of the low and medium density zone districts, the maximum building heights vary from 25 to 35 feet, generally allowing two and three-story development respectively. The zone districts that are intended to foster high density residential development, such as the MRO zone district, allow greater building heights of up to 50 feet. These additional height allowances are intended to allow build-out at full density while still allowing the developer to retain adequate site area to accommodate required setbacks, open space, and parking.

These limits on structural height are intended to preserve the public health and safety as well as either preserve the existing building pattern or promote a new community character (such as the form based code along the Bell Street Corridor in Los Alamos). In some instances, regional hazards such as potential seismic shaking, liquefaction, or aircraft over flight patterns might be exacerbated if structure heights were unregulated.

Mitigating Opportunities: The County’s building height limits are more often unique to the zone district rather than the type of building (i.e., single-family versus multi-family). In this manner, height limits are typically proportionate to the allowed density. Sites with lower density, such as single-family development, do not typically require height limits above three stories in order to accommodate the construction of a single unit. The allowance of excessive height limits in these areas would potentially result in architecture that **is inconsistent with the community’s existing** development pattern, and in the case of single-family homes in excess of three stories, a building stock which is less affordable. This variable application of height limits is responsive to the anticipated density, and is specifically designed to allow full realization of the density allowed by the underlying zone district.

Additional clarification regarding the relationship of height limits and full build-out of site density is provided below as part of the parking analysis in Table 3.11. **Furthermore, the County’s** modification processes, the development incentives listed in Appendix C, and/or State Density Bonus Law development incentives could allow a developer to request a building height that **typically allowed. Lastly, the County’s Reasonable Accommodation procedure would also allow** warranted exemptions to the height limits if it was necessary to provide improvements to serve disable persons, such as roof mounted elevator system/maintenance housing.

Parking Requirements

The County implements a specific set of parking regulations, which are based both on the type of residential use being developed and the location of the project site (Inland or Coastal). The typical countywide requirements are summarized in Table 3.11 below.

Table 3.11 – LUDC Parking Requirements

Housing Type	Parking Requirement
One-family and two-family dwellings (excluding EX-1, SR-H, SR-M & SLP zones)	2 spaces per dwelling unit
Multiple dwelling units - single bedroom or studio dwelling unit (excluding SR-H & SR-M zones)	<p>Coastal: 1 covered space per dwelling unit (2) and 1 space per 5 dwelling units (for visitor parking)</p> <p>Inland: 1 space per dwelling unit and 1 space per 5 dwelling units (for visitor parking)</p>
Multiple dwelling units - 2 bedrooms (excluding SR-H & SR-M zones)	<p>Coastal: 1 covered space and .5 space (covered or uncovered) per dwelling unit (2) and 1 space per 5 dwelling units (for visitor parking)</p> <p>Inland: 1 space per dwelling unit and 1 space per 5 dwelling units (for visitor parking)</p>
Multiple dwelling units - 3 bedrooms or more (excluding SR-H & SR-M zones)	<p>Coastal: 1 covered space and 1 space (covered or uncovered) per dwelling unit and 1 space per 5 dwelling units (for visitor parking)</p> <p>Inland: 2 spaces per dwelling unit and 1 space per 5 dwelling units (for visitor parking)</p>

The zoning ordinances allow modifications to standard parking requirements, where site conditions and project characteristics warrant such exceptions. Additionally, the County has developed special parking considerations for defined regions of the County as part of the community plan process. For example, the Orcutt Community Plan has designated Core and Peripheral Pedestrian Areas located in the Old Town portion of the community. These pedestrian areas have reduced parking requirements, as shown in Table 3.12. The Bell Street form-based code, which is part of the Los Alamos Community Plan, also provides reduced parking requirements that include only one required space per residential unit and no required parking for onsite commercial uses.

Table 3.12 - Orcutt Pedestrian Area Parking Requirements

Land Use	Core Pedestrian Area	Peripheral Pedestrian Area
Residential	1 space per unit, no visitor parking required	50% of normal parking requirements
Commercial	No Parking Required	50% of normal parking requirements

Mitigating Opportunities: As previously mentioned, the County zoning ordinances allow community specific parking reductions in cases where pedestrian and transportation facilities make the limited use of automobiles possible. **Additionally, the County’s modification processes** and/or the use of SDBL development incentives could also allow for a reduction in parking.

The County’s zoning ordinances also allow for the use of alternative parking regulations which are specified in SDBL. In this context, it should be noted that the alternative parking regulations included in SDBL are intended to be an incentive for developers who provide affordable or senior housing. However, in most instances, **the County’s** required parking is either equivalent to or less than that called for under SDBL. For instance, the development of a four bedroom apartment or condominium would require 2.5 parking spaces in accordance with SDBL but would only require 2.2 parking spaces in accordance with County regulations. This comparison illustrates that the **County’s parking regulations are not overly onerous.**

Growth Management Programs

In the 1960s, local governments throughout the State began adopting general plans to control the amount and type of development allowed. Later, communities began to link the rate of development to the carrying capacity of public facilities, environmental resources, and constraints. Rapid growth, together with constrained resources in the unincorporated community of Montecito, led decision-makers to adopt a growth management ordinance (GMO) for this community in the early 1990s. GMOs are allocation-based land controls that reserve a limited number of residential development permits per year for those projects that introduce the least impact on constrained services and which best achieve adopted policies.

Montecito is a small community on the South Coast located between the City of Santa Barbara and the community of Summerland. The number of projects applied for varies depending on market conditions. Projects are reviewed, assessed points, and allocated twice per year. Points are allocated based on affordability and least impacts to infrastructure and service constraints, with second units exempt from the affordability requirement.

Applications have exceeded maximum allocation in the past; however, most unsuccessful applicants re-applied and most obtained allocations in subsequent distribution cycles. In recent years, the amount of proposed development has been below the annual allocation of 19 permits.

This would indicate the Montecito GMO has not been a constraint to development in recent years.

Mitigating Opportunities: The following are among the exemptions from the Montecito GMO: 1) second residential units; 2) facilities for supervised seniors, the disabled, or group housing; and 3) replacement and rehabilitation of existing units. In addition, up to eight affordable units per year may receive high priority and will not count against the annual allocation; affordable units in excess of eight per year and market rate units that are part of a 50% or greater affordable project are subject to the yearly allocation cap but exempt from the point allocation system. Worth noting as well, is that based on the real estate values in Montecito (average home price is **approximately \$3 million**) **this community's market rate housing is well above the moderate** income level. The County at this time has ample capacity for above market rate housing; therefore, the Montecito GMO is not considered an impediment to the County meeting its RHNA for the foreseeable future.

Permit Process and Procedures

The County's permit process is an exercise of its constitutional police power to regulate land use in order to protect public health, safety, and welfare. Applications for new development are reviewed to determine that they meet all applicable local, State, and federal regulations. Most applications for small residential projects (such as single-family dwellings) are exempt from discretionary review and, therefore, are not subject to CEQA review or a public hearing process. Permits for multiple unit residential projects are generally discretionary; before a project can be approved, decision-makers must conduct a public hearing and make findings that these projects are in compliance with adopted regulations and must consider whether these projects may result in environmental impacts. Most large housing tracts and multifamily housing projects are subject to discretionary review in the County.

Exceptions include development proposed within MRO zone district, small group facilities in some residential zone districts, and small SROs in some commercial zones. In addition, some zone districts and permit types require that applicants undergo design review. Table 3-17 details various residential uses that **are allowed in the County's zone districts, what permits are required** for these residential uses, the average length of time these permits take to process, and what body serves as the ultimate decision maker for each permit type.

Previous Process Improvements

Permit requirements and design standards add time and cost to projects. The County strives to process permits efficiently and ensure that all requirements add value to the decision-making process. To that end, the County has reviewed its zoning ordinance provisions and permit procedures with an appointed review body comprised of members of the public, developers, and agents. The County also continues to implement opportunities to streamline and clarify ordinance provisions. As a result of these efforts, the County:

- Reduced permit requirements for a number of permits, allowing more uses under ministerial permits or minor conditional use permits.

- Introduced a “fast track” permit process for projects that provide a large number of units at affordable levels or for persons with disabilities.
- Made environmental review and the land development permit processing a concurrent, rather than sequential, process.
- Implemented an intake process intended to render the application complete or incomplete decision more quickly than the 30 days allowed by State law.
- Streamlined the CEQA review process, including combining initial studies with mitigated NDs where feasible to reduce both elapsed time and total permit review time.
- For projects requiring an EIR, the County has attempted to reduce time and cost for **foreseeable projects by using “tiered”** programmatic EIRs in the community plan process, **identifying “key sites” or “housing opportunity sites”** and completing site specific environmental review on each within the Community Plan EIR. This allows the projects to often be processed with Addendums to the Community Plan EIR rather than requiring their own environmental document production. This results in a substantial savings in processing time and cost to the developer.
- In 2010, the County adopted LUDC amendments that reduced the permitting requirements for select farmworker housing projects from a Conditional Use Permit (CUP) to a Land Use Permit (LUP).
- In addition to the continued permit streamlining listed above, the County also maintains a **consistent set of “Recurring Performance Measures.”** These processing goals set the standards that County staff is expected to meet. Typical examples of these measures include, but are not limited to the following:
 - ✓ Contact the project applicant on 100% of 150 complex ministerial permit applications within 10 working days of receipt of the application with submittal needs and advisory information.
 - ✓ Within 6 months of application completeness, present to decision-makers 80% of approximately 10 projects requiring a Negative Declaration or addendum to a Negative Declaration.

Staff’s ability to satisfy these measures is monitored on a quarterly basis. Failures to consistently meet these measures is addressed either on an organizational level, with training or staffing changes, or on an individual level via employee performance evaluations.

Elapsed Time and Cost

The Planning and Development Department manages a two-tiered billing system that addresses ministerial permits and more complicated discretionary permits. Ministerial permits utilize a billing structure that includes a fixed-fee. The information for these fees is collected in the County automated accounting and time management system. Discretionary permits are charged hourly for time spent by planners on the project. Other departments (i.e., Fire, Flood Control,

Environmental Health) that review applications charge fees as well; generally speaking, these fees are a one-time fixed amount. The fee schedule is updated annually to reflect cost changes.³ The County reviews permit timelines and real costs regularly as part of its permit processing caseload management function. Projects that are exceeding elapsed time or cost estimates are examined closely to determine the cause of the delay or overage.

The table below shows the typical approval requirements and estimated time required to process permit applications for different types of residential projects.

Table 3.15 - Permit Application Processing Requirements and Time

Approval Process by Unit Type	Single Family	Single Family Subdivision (CEQA Exempt)	Single Family Subdivision (CEQA Applied)	Multi-Family
Application Processing	Site Plan/ Design Review	Application Completeness Review	Application Completeness Review	Application Completeness Review
Environmental Review Process	CEQA N/A	CEQA Exemption	Initial Study/Environmental Document Prep.	Initial Study/Environmental Document Prep.
Hearings	N/A	Zoning Administrator Hearing	Planning Commission Hearing	Planning Commission Hearing
Estimated Total Processing Time	4 weeks	4-6 months	6-12 months	8-12 months

Table 3.16 - Permit Type Processing Time and Decision Maker

Type of Permit	Typical Processing Time	Decision Maker
Ministerial Permit (LUP or ZC)	2-6 weeks	P&D Staff
Minor CUP	6-12 weeks	Zoning Administrator
CUP	6 months	Planning Commission
Development Plan	6 months	Zoning Administrator/ Planning Commission
Rezone	12 months	Board of Supervisors
General Plan Amendment	12 months	Board of Supervisors

³ A current fee schedule is available from P&D offices or on the P&D website: sbCountyplanning.org.

Table 3.17 – Allowed Residential Uses in Various County Zone District

Residential Use ⁴												
Zone	Single-family	Duplex	Multi-family	2nd Unit Attached	2nd Unit Detached	Emergency Shelter	Special Care Home >7P	Special Care Home <6P	SRO	Ag. Emp. Housing <4P	Ag. Emp. Housing >5P	Mixed-Use
Residential Zone Districts												
RR*	P	-	-	P	P	-	MCUP	-	-	-	-	-
R-1/E-1*	P	-	-	P	P	-	MCUP	-	-	-	-	-
EX-1*	P	-	-	P	P	-	MCUP	-	-	-	-	-
R-2*	P	P	-	-	-	-	MCUP	-	-	-	-	-
DR*	P	P	P	-	-	-	MCUP	-	-	-	-	-
PRD*	P	P	P	-	-	-	MCUP	-	-	-	-	-
SLP	P	-	-	-	-	-	MCUP	-	-	-	-	-
SR-M	P	P	P	-	-	-	MCUP	-	-	-	-	-
SR-H	P	P	P	-	-	P	MCUP	-	-	-	-	-
MHP*	-	-	-	-	-	-	MCUP	-	-	-	-	-
MHS	-	-	-	-	-	-	MCUP	-	-	-	-	-
MR-O	-	-	ZC	-	-	-	MCUP	-	-	-	-	-
Special Purpose Zone Districts												
OT-R	P	P	P	P	P	-	MCUP	-	-	-	-	-
OT-R14/LC	P	P	P	P	P	-	MCUP	-	P	-	-	-
OT-R14/GC	P	P	P	P	P	-	MCUP	-	P	-	-	-
MU	P	P	P	-	-	P	MCUP	-	P	-	-	-
NTS	P	-	-	CUP	CUP	-	-	-	-	MCUP	CUP	-
REC-CZ	-	-	-	-	-	-	MCUP	-	-	-	-	-
TC-CZ	-	-	-	-	-	-	MCUP	-	-	-	-	-

⁴ Uses are subject to change. For current Santa Barbara County Code Chapter 35 zoning ordinances visit the Planning and Development web site at: <http://sbcountyplanning.org/forms/index.cfm>

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Agricultural Zone Districts												
AG-I	P	-	-	P	P	-	MCUP	-	-	P	CUP	-
AG-I-CZ	P	-	-	P	MCUP	-	MCUP	-	-	MCUP	CUP	-
AG-II	P	-	-	-	-	-	MCUP	-	-	P	CUP	-
AG-II-CZ	P	-	-	-	-	-	MCUP	-	-	MCUP	CUP	-
Commercial Zone Districts												
CN	-	-	-	-	-	-	MCUP	-	-	-	-	-
C-1*	P	-	-	-	-	-	MCUP	P	-	-	-	P
C-2	-	-	-	-	-	MCUP	MCUP	MCUP	P	-	-	MCUP
C-2-CZ	-	-	-	-	-	MCUP	MCUP	MCUP	MCUP	-	-	MCUP
C-3	-	-	-	-	-	P	MCUP	MCUP	P	-	-	MCUP
CS	-	-	-	-	-	P	MCUP	MCUP	-	-	-	-
CH	-	-	-	-	-	-	MCUP	MCUP	P	-	-	-
CM	P	P	P	-	-	MCUP	MCUP	P	-	-	-	P
C-V	-	-	-	-	-	-	MCUP	MCUP	-	-	-	-
C-V-CZ	-	-	-	-	-	-	MCUP	MCUP	-	-	-	MCUP
SC	-	-	-	-	-	-	MCUP	MCUP	-	-	-	-
PI*	-	-	-	-	-	-	MCUP	MCUP	-	-	-	MCUP

P = Permitted Use

MCUP = Minor Conditional Use Permit

CUP = Conditional Use Permit

ZC = Zoning

Mitigating Opportunities: The County zoning ordinances contain zoning designations, development standards, parking requirements, permit processing requirements, and overlay zones. The County has implemented permit streamlining measures, improved the CEQA review process, and tracks performance measures by which County **staff’s ability to permit housing in a timely manner** is evaluated on a quarterly basis.

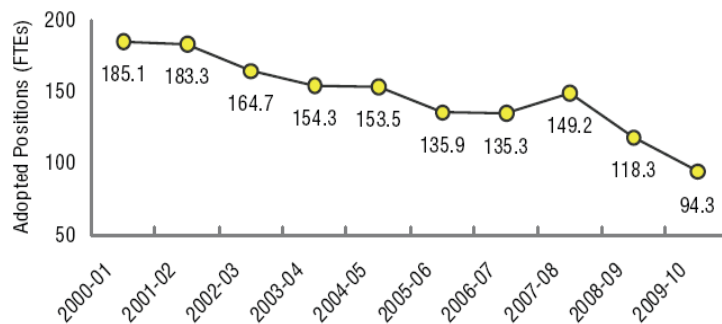
County Staffing Levels

County staffing in the permit processing divisions has declined over the past 15 years. Permit processing for individual cases can take longer when staff manages high caseloads or during periods of turnover, when new staff is being trained. This results in added carrying costs to developers and investors. Staff shortages may also affect the County’s **ability to administer housing programs that create additional housing opportunities**. Future programs that add additional administrative tasks to staff may not be successfully implemented without sufficient staffing.

Over the near term, public fiscal constraints will make this issue particularly challenging. Overall reductions in staffing, due to recent economic trends, are reflected in figure 3.8. The Planning & Development Department has experienced declines in staffing regularly since 2000, but most notably between 2008 and 2012 as a result of the recession and reduced permit applications.

[Data Collection in process]

Figure 3.8 - County of Santa Barbara Planning & Development Staffing Trends (2000-2010)



Mitigating Opportunities: As the economy improves, staffing levels will increase to efficiently process permit applications.

Site Improvements

The site improvements required in the County are similar to those in other jurisdictions throughout California. They are intended to protect public health and safety by promoting safe sewage disposal, providing sufficient water, ensuring adequate access, separating vehicle and pedestrian traffic, and promoting multimodal transportation in urban areas (e.g. bus stops, bike lanes). Some level of site improvement is required for virtually all residential development in the County, and while necessary improvements may vary, it generally includes connection to existing utilities such as water, sewer, gas, and electrical. Required circulation improvements usually include curb, gutter, and sidewalk installation, in addition to access roads that meet fire district requirements for width and slope. In some areas, private wells and private sewage systems are the only services available, but those are generally limited to single-family homes, farmworker

dwellings, and residential second units developed in rural areas. A comprehensive list of typical site improvements is provided in Table 3.18.

Table 3.18 – Site Improvement Requirements

Improvement Category	Applicable Project	Improvement Type
Fire Protection/ Emergency Access		
Road/Driveway	One residence/lot	All weather driveway/road with 12ft. width min.
	Two residences/lots	All weather driveway/road with 16ft. width min.
	3-9 residences/lots	All weather driveway/road with 20ft. width min.
	10 or more residences/lots	All weather driveway/road with 24ft. width min.
Water Storage (Required for residential projects located in areas outside of water purveyor districts.)	Non-sprinklered Residences	Storage Tank with a capacity of 500 gallons plus 1 gallon per square foot of building floor area in addition to domestic storage requirement.
	Sprinklered Residence	Storage Tank with a capacity of 2,500 gallons in addition to domestic storage requirement.
Fire Hydrants (Requirements for One- and Two-family Dwellings)	Located in an Extreme High Fire Hazard Area	500 ft/hydrant spacing with 1000 gallons per minute flow rate
	Located in an Urban or Rural Developed Neighborhood	500 ft/hydrant spacing with 750 gallons per minute flow rate
	Located on a Rural 5-10 acre lot	600 ft/hydrant spacing with 500 gallons per minute flow rate
	Located on a Rural lot larger than 10 acres	800 ft/hydrant spacing with 500 gallons per minute flow rate
Vegetation Clearance	Residential projects located in high fire hazard areas.	Site specific/subject to the approval of Vegetation Management Plan
Roads/Transportation Infrastructure		
Road/Driveway	Primary Residential Street (1,000 or more ADTs)	40 ft width minimum paved surface

	Secondary Residential Street (Fewer than 1,000 ADTs)	36 ft width minimum paved surface
	Rural Residential Road	24 ft width minimum width
	Driveway serving 1-3 units	10 foot width minimum or width equal to the width of the garage if the garage is located within 25 ft of the ROW
Curb and Gutter	Residential Development with net lot size of 17,400 square feet or less	Standard Curb and Gutter Installation
Sidewalk	Residential Development with net lot size of 14,500 square feet or less	Minimum width 4.5-6.5 ft dependent on the width of the ROW
Signage	New Road Intersections	New Street Name Signs
	New Roads which require some form of traffic control	All necessary regulatory and warning traffic signs
Underground Utilities	Discretionary projects except subdivision maps	Underground utilities for entire parcel frontage
Flood Control		
Drainage Improvements	All residential projects	Site specific/subject to the approval of a Site Improvement Plan. Typical acceptable improvements include: Development of new drainage mechanisms such as drains, ditches, etc. Improvement of existing downstream drainage infrastructure. Development of onsite retention basins.
Landscaping	Refer to LUDC requirements	
Water and Sewer Connections	Refer to Fees Listed in Table 3.25 in Chapter 3	

Mitigating Opportunities: Decision-makers currently have the discretion to reduce required improvements with the limitation that the reduced improvements still provide adequate protection of public health and safety.

Examples of this include the existing zoning modification processes, which allow project deviations from the required zoning standards, such as the distance between structures, landscaping, parking, screening requirements, setbacks, structure coverage, structure height limit, or yard areas where appropriate.

Design Review

According to Land Use and Development Code section 35.82.070 and Coastal Zoning Ordinance section 35-184, the purpose and intent of design review is to encourage development that exemplifies the best professional design practices, to benefit surrounding property values, enhance the visual quality of the environment, and prevent poor quality of design. The design review process includes analysis of proposed architectural styles, construction materials, colors, landscaping, lighting, and similar factors. As applied to residential development, design review is generally only required for larger projects and projects located in visually sensitive areas (e.g., hillsides, ridgelines, and Scenic View Corridors) or in certain community plan areas (e.g., Mission Canyon, Summerland, Toro Canyon).

In 2005, the County increased its design review capacity by expanding from one countywide Board of Architectural Review (BAR) to four regional BARs – South County, Central County, North County, and Montecito. As a result, design review is now conducted by one of the four regional BARs depending **on the project’s location**. The use of regional BARs has allowed project applicants and developers to become familiar with regional design expectations, which can vary substantially between the urban and rural areas. The four BARs combined conduct approximately 70 individual hearings a year (Table 3-19).

Table 3.19 - Board of Architectural Review Historical Hearing Data

January 2010 – December 2013							
Number of Hearings							
Year	2009	2010	2011	2012	2013	Total	% of Total
Central BAR	11	12	14	12	12	61	18%
Montecito BAR	23	24	21	18	21	107	31%
North BAR	11	12	12	12	13	60	17%
South BAR	24	24	24	23	23	118	34%
Total	69	72	71	65	69	346	100%

The historical BAR data includes all forms of development including commercial, industrial, and agricultural projects; the data is not exclusive to residential development.

Design review is conducted in three phases: Conceptual, Preliminary, and Final. Conceptual Review for discretionary projects is conducted concurrently with project review and typically does not constitute a substantial time delay before decision-maker public hearings. Preliminary Review and Final Review are conducted after the project has been approved by the applicable decision-maker.

The Land Use and Development Code and Coastal Zoning Ordinance contain findings required for all design review applications. In addition, the County has adopted specific design guidelines for

many communities, including Mission Canyon, Goleta, Summerland, Montecito, Old Town Orcutt, and Bell Street in Los Alamos. These design guidelines help decrease the likelihood of major project redesign during the development review process.

The County has also adopted By Laws and Guidelines for each BAR. These By Laws and Guidelines include a defined set of BAR procedures, an overview of the design review process, and required findings (Table 3.20). These documents are available to the public and provide a valuable tool to project applicants and developers who wish to understand the design review process before attending the required hearings.

Mitigation Opportunities: Design review does not typically constitute a significant barrier to residential and mixed-use development. The change from one countywide BAR to four regional **BARs quadrupled the County’s design review capacity. As a result, the County has had no recent** history of BAR hearings which are fully booked and resulting in project delay as applicants wait for the next open hearing. To further expedite the design review process, the County has adopted specific design guidelines for many communities and By Laws and Guidelines for each BAR.

In part, design review ensures that new residential developments are compatible with the character of the surrounding area and enhance the visual quality of the environment. This may help overcome neighborhood opposition to some higher density affordable and special needs housing projects. To this end, Program 1.6 (Housing Design) of this Housing Element continues to require new residential developments, where applicable, to undergo design review. (See details in Program 1.6, Chapter 5 of this Housing Element.)

Table 3.20 – Board of Architectural Review Findings

SBAR	CBAR	NBAR	MBAR
Overall building shapes, as well as parts of any structure (buildings, walls, fences, screens, towers or signs) are in proportion to and in scale with other existing or permitted structures on the same site and in the vicinity surrounding the property.	Overall building shapes, as well as parts of any structure (buildings, walls, fences, screens, towers or signs) are in proportion to and in scale with other existing or permitted structures on the same site and in the vicinity surrounding the property.	Height, bulk, scale and area coverage of buildings and structures and other site improvements.	Overall building shapes, as well as parts of any structure (buildings, walls, fences, screens, towers, or signs) shall be in proportion to and compatible with the bulk and scale of other existing or permitted structures on the same site and in the neighborhood surrounding the property.
Mechanical and electrical equipment is well integrated in the total design concept.	Mechanical and electrical equipment is well integrated in the total design concept.	Colors and types of building materials and application.	Mechanical and electrical equipment shall be well integrated in the total design concept.
There is a harmonious palette of colors.	There is a harmonious palette of colors.	Physical and architectural relation with existing and proposed structures on the same site and in the immediately affected surrounding area.	There shall be harmony of material, color, and composition of all sides of a structure or building.

<p>A limited number of materials will be on the exterior face of the building or structure.</p>	<p>A limited number of materials will be on the exterior face of the building or structure.</p>	<p>Site layout, orientation, and location of buildings, and relationship with open areas and topography.</p>	<p>A limited number of materials will be on the exterior face of the building or structure.</p>
<p>The project demonstrates a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.</p>	<p>The project demonstrates a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.</p>	<p>Height, materials, colors, and variations in boundary walls, fences, or screen planting.</p>	<p>There shall be a harmonious relationship with existing developments in the surrounding neighborhood, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.</p>
<p>Site layout, orientation, and location of structures, buildings, and signs are in an appropriate and well-designed relationship to one another, and to the environmental qualities, open spaces and topography of the property.</p>	<p>Site layout, orientation, and location of structures, buildings, and signs are in an appropriate and well-designed relationship to one another, and to the environmental qualities, open spaces, and topography of the property.</p>	<p>Location and type of existing and proposed landscaping.</p>	<p>Site layout, orientation, location and sizes of all structures, buildings, and signs on a property shall be in an appropriate and well designed relationship to one another, and to the environmental qualities, open spaces, and topography of the property with consideration for public views of the hillsides and the ocean and the semi-rural character of the community as viewed from scenic view corridors as shown on Figure 37, Visual Resources Map in the Montecito Community Plan EIR (92-EIR-03).</p>
<p>Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and landmark trees, existing native vegetation, selection of planting which is appropriate to the project and its environment, and adequate provisions have been made for maintenance of all planting.</p>	<p>Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and landmark trees, existing native vegetation, selection of planting which is appropriate to the project and its environment, and adequate provisions have been made for maintenance of all planting.</p>	<p>Appropriateness of sign design and exterior lighting to the site and surrounding area.</p>	<p>Adequate landscaping shall be provided in proportion to the project and the site with regard to preservation of specimen and landmark trees, existing vegetation, selection of planting which will be appropriate to the project, and adequate provision for maintenance of all planting.</p>
<p>Signs, including their lighting, are well designed and are appropriate in size and location.</p>	<p>Signs, including their lighting, are well designed and are appropriate in size and location.</p>		<p>Signs, including their lighting shall be well designed and shall be appropriate in size and location.</p>
	<p>All visible onsite utility services are appropriate in</p>		<p>Grading and development shall be designed to avoid</p>

size and location.

visible scarring and shall be in an appropriate and well designed relationship to the natural topography with regard to maintaining the natural appearance of ridgelines and hillsides.

All exterior site, structure, and building lighting is well-designed and appropriate in size and location.

The proposed development is consistent with any additional design standards as expressly adopted by the Board of Supervisors for a specific local community, area, or district pursuant to Sec. 35-473 (General Regulations) of this Article.

There is harmony of material, color, and composition of all sides of a structure or buildings.

Consistency and unity of composition and treatment of exterior elevation.

The proposed development is consistent with any additional design standards as expressly adopted by the Board of Supervisors for a specific local community, area, or district.

Mitigating Opportunities: Program 1.6 directs the county to ensure quality housing design and neighborhood compatibility by continuing to require, where applicable, that projects undergo review by regional Boards of Architectural Review for consistency with applicable design guidelines and findings for Design Review.

Energy Conservation

A number of federal, State, and local regulations often seek to improve the energy efficiency of the building stock throughout the region. For example, the US Department of Housing and Urban Development (HUD) and some State standards require that projects receiving public funding meet federal design and adaptability standards. As a result, the costs associated with new technologies and the unique skill sets necessary for making energy efficiency improvements may serve as a barrier to affordable housing development.

Mitigating Opportunities: Requirements for energy efficiency materials and construction practices may be associated with higher upfront costs. However, these factors can help reduce the

operating costs of housing, making it more affordable in the long-term. As a result, the County has implemented several programs to address these issues.

The County offers free public information and consultation regarding energy efficient building design through its Smart Build Santa Barbara Program (SB2) in Housing Element Program 1.8.

Program 1.8 directs the County to support SB2 and continue to streamline the permit process for projects meeting energy efficiency requirements. In addition, this voluntary program provides incentives to participants who design their projects to exceed California Energy Efficiency Standards. Incentives include expedited plan-check (30 to 50 percent time reduction) and a reduced fee for energy plan-check (50 percent).

Housing Element Policy 1.9 seeks opportunities to finance and support energy efficiency and renewable energy improvements for the market-rate and affordable housing stock in the County. Examples to be considered as part of this program include (1) pursuing a feasibility study to establish a Community Choice Aggregation partnership with cities and counties in the region, and (2) prioritizing the expenditure of County affordable housing funds for projects that encourage energy efficiency improvements.

Santa Barbara County has also successfully implemented the emPower program that provides low interest loans to homeowners who install energy efficient retrofits to their homes. The County partnered with the statewide Energy Upgrade California and California Solar Initiative programs, which allow homeowner to take advantage of high-dollar utility rebates. The County partnered with Coast Hills Federal Credit Union and Ventura County Credit Union to offer unsecured loans with low rates and flexible terms of loan repayment up to 15 years in order to achieve manageable monthly costs.

The County also provides referrals to and collaborates with the Community Action Commission (CAC) for weatherization of housing which is occupied by lower income households. In addition, the Community Services Department, Housing and Community Development Division is updating **the County's Consolidated Plan** and is expected to include resources for the support of housing retrofits that increase energy efficiency and incorporate environmentally sustainable materials and design features.

Lastly, the Planning and Development Department is currently preparing a new Energy and Climate Action Plan that will streamline review of projects under AB 32 to reduce greenhouse gas emissions and increase energy efficiency.

Housing for Persons with Disabilities

As further discussed in Appendix A, the County provides reasonable accommodation for those who need handicapped accessible improvements or other equivalent modifications to their home. This reasonable accommodation policy **extends to all those "family" individuals** residing in the applicable home. **"Family" is defined consistently in the County's inland and coastal zoning ordinances as:**

One or more persons occupying premises and living as a single non-profit housekeeping unit, as distinguished from a group occupying a boarding or lodging house, hotel, club, or similar dwelling for group use. A family shall not include a

fraternal, religious, social, or business group. A family shall be deemed to include domestic servants employed by the family.

The reasonable accommodation policy allows the Director of the Planning and Development Department or the applicable review authority, to grant exemptions or modifications to existing zoning requirements to make reasonable accommodations for handicapped accessible improvements. The County adheres to all existing building and safety codes including the Americans with Disabilities Act (ADA) and other State and federal fair housing laws. However, many persons with disabilities have housing needs not covered by ADA, such as proximity and access to transportation and on-site or nearby supportive living services. To help meet these needs, group housing is allowed in many zone districts in the unincorporated county.

The parking requirements for group housing quarters (one space for each guest room) can be a constraint to affordable development. Pursuant to Health and Safety Code sections 1267.8, 1566.3, and 1568.08, the County does not treat licensed group homes and residential care facilities with six or fewer residents differently than other by-right single-family housing uses. The County allows these licensed residential care facilities in any area zoned for residential use, and may not require licensed residential care facilities for six or less to obtain conditional use permits or variances that are not required of other family dwellings.

Mitigating Opportunities: Housing Element Program 2.1 and Program 2.5 help implement the County reasonable accommodation policy. The policy includes findings that serve as the basis for the decisions to grant or deny requests for reasonable accommodation. In addition, it will identify the process for appeals of the determination.

Program 2.1 calls for the County to provide housing consultation services to help applicants understand the regulatory environment, applicable State laws and incentives, and local policies and incentives affecting the development of special needs housing, including the County “reasonable accommodation” policy.

Program 2.5 directs the county to provide opportunities for administrative relief for housing projects that accommodate the needs of persons with disabilities and their families, consistent with Government Code section 65583(c)(3) (Senate Bill 520 (Chapter 671, Statutes of 2001). Subject to the reasonable accommodation policy (Appendix A), the requirements of applicable County zoning ordinances shall be waived by the Director of the Planning and Development Department, or applicable review authority, if necessary, to comply with federal and/or state fair housing and disability laws relating to reasonable accommodations for persons with disabilities. Program 2.5 also requires that the County incorporate the reasonable accommodation policy in its zoning ordinances within two years of the adoption of this Housing Element.

Single Room Occupancy Units, Supportive, and Transitional Housing

Given the importance of providing supportive and transitional housing to assist members of the community, the County has provided funding for the development and operation of many supportive and transitional housing facilities, as illustrated in Table 3.21 below. These County-funded facilities provide 271 housing units for various groups including farmworkers, current and formerly homeless, and transitioning foster youth.

Table 3.21 - County of Santa Barbara Supportive and Transitional Housing Facilities

Project Name	Location	Type of Facility	Number of Affordable Units
Faulding Hotel	Santa Barbara	SRO	81
Recovery Way Home	Lompoc	Transitional Supportive	16
Gianni Apartments	Lompoc	Formerly Homeless	22
Mark's House	Lompoc	Homeless (Transitional)	6
Los Adobes de Maria	Santa Maria	Farmworker Housing	52
Valentine Court III	Santa Maria	Special Needs	9
Mountain House	Santa Barbara	Formerly Homeless	14
La Morada	Goleta	Transitioning Foster Youth	8
Villa del Sol	Isla Vista	Special Needs	4
Beachcourt Apartments	Carpinteria	Special Needs	6
Tumbleweed Apartments	Goleta	Special Needs	13
Braddock House	Goleta	Special Needs (Group Home)	1
Homebase on G	Lompoc	SRO	39
Total			271

Source: County HCD

The majority of these supportive and transitional housing facilities are located within incorporated cities or the highly urbanized unincorporated community of Isla Vista, because the community members served need ready access to public transportation and medical and social service centers. This is recognized by the regional funding apparatus established to distribute the relatively scarce federal HOME funds, which finance the majority of transitional and supportive housing facilities in the region. Appropriately, resources are generally directed towards the incorporated cities within the County.

Emergency Shelters

Pursuant to Government Code section 65583(a)(4), the County is required to identify zones where emergency shelters are allowed as a permitted use without a discretionary permit, and it may identify additional zones where emergency shelters are permitted with a discretionary permit (i.e., conditional use permit). Santa Barbara County Land Use and Development Code (LUDC) defines emergency shelter as a permanent supervised shelter or halfway house that provides temporary accommodations, up to 30 consecutive days and 90 days within a 12 month period, to individuals who have lost a permanent residence. As previously identified in Chapter 2, the Point-in-Time homeless survey conducted in January 2014 identified 1,855 homeless individuals residing in the unincorporated County and cities. Due to reporting limits, this population could be significantly higher as discussed in Chapter 2: - ***Housing Needs***. In response to the needs of this unique segment of the local population, the County has instituted several programs to provide both temporary and permanent housing solutions. For example, the County is participating in the Central Coast Collaborative on Homelessness (CH3). This program is an

interagency operation between the County and incorporated cities to address chronic homelessness.

Mitigating Opportunities: In the unincorporated county, there are 13 vacant sites that allow emergency shelters subject to approval of a ministerial permit. Eight of the sites are zoned General Commercial (C-3), three of the sites are zoned High Density Student Residential (SR-H), and two of the sites are zoned Light Industry (M-1). In addition, there are additional 83 vacant sites that allow emergency shelters subject to approval of a discretionary permit. Sixty-nine of the sites are zoned Retail Commercial (C-2), and 14 of the sites are zoned Community Mixed Use – Los Alamos (CM-LA). These sites demonstrate sufficient capacity to accommodate the need for emergency shelters of the special needs population discussed in Chapter 2 - **Housing Needs Assessment**. Chapter 6 - **Land Inventory and Quantified Objective**, Table 6.11 provides a summary of the vacant sites within the designated Urban Area, by zone district, and the associated permitting requirements for emergency shelters. Attachment B, page B-8, includes a site-specific inventory of all vacant sites zoned and suitable for emergency shelters.

Special Needs/Emergency Shelter/Single Room Occupancy Regulations

The existing LUDC and Coastal Zoning Ordinance (CZO) do not allow projects in any zone that include facilities that co-locate emergency shelters, single room occupancy projects (SRO), treatment facilities, and temporary housing. Single room occupancy (SRO) is a form of housing in which one or two people are housed in individual rooms within a multiple-tenant building. SRO tenants typically share bathrooms and/or kitchens, while some SRO rooms may include kitchenettes, bathrooms, or half-baths. SRO projects are often a form of affordable housing for low-income and formerly homeless individuals and may be a component of facilities that co-locate emergency shelters, treatment facilities, and temporary housing.

The LUDC includes six zones that allow an SRO with a ministerial Land Use Permit (LUP) consistent with Government Code section 65583. These zones include the Retail Commercial (C-2), General Commercial (C-3), Highway Commercial (CH), Mixed-use (MU) Overlay, Old Town Residential/Light Commercial (OT-R/LC) Overlay, and Old Town Residential/General Commercial (OT-R/GC) Overlay. In the Coastal Zone, a SRO requires a discretionary Minor Conditional Use Permit (MCUP) in the Retail Commercial (C-2) zone. None of the zones allow SRO combined with treatment facilities and/or emergency shelters.

Mitigating Opportunities: Recently, SB 745, Chapter 183, Statutes of 2013, amended of the Government Code section 65582 to replace prior Health and Safety Code definitions of "supportive housing," "target population," and "transitional housing" with definitions more specific to State housing element law. Previously, definitions for "supportive housing," target population," and "transitional housing" were found in Health and Safety Code sections 50675.14(b), 50675.14(3)(a), and 50675.2 (h). SB 745 deletes reference to these sections and creates new definitions in Government Code section 65582.

The intent of this change is to remove cross references in Government Code section 65582 to the definitions of "supportive housing" and "transitional housing" that are used in the statutes governing the Multifamily Housing Program (MHP) and replace them with the current definitions that are used for the purposes of zoning applicable at the time SB 2 passed. These changes will

facilitate implementation of Housing Element Program 2.2 by clarifying definitions as described below.

Program 2.2 directs the county to consider amending the County zoning ordinances to allow combined emergency shelters, single room occupancy projects (SRO), treatment facilities, and temporary housing with a ministerial permit in certain zones. This program would remove regulatory barriers to development and ensure compliance with the provisions and definitions included in Government Code sections 65582, 65583, and 65589.5 (Senate Bill 2 (Chapter 633, Statutes of 2007) and Assembly Bill 745 (Chapter 183, Statutes of 2013). Amendments will consider including Director level exceptions to ensure special needs housing **that meets “fair housing” requirements.**

Minimal social services and public transportation infrastructure exist within rural areas. Therefore, when prioritizing scarce public funding for transitional and supportive housing, resources are better leveraged and put to use within urban areas or cities. The County will continue to pursue additional funding opportunities to enhance the HOME program, and direct these resources to the most appropriate areas. Additionally, community plan updates will continue to provide new opportunities to determine whether improvements to service levels and infrastructure are warranted, and as a result, can address the need for transitional and supportive housing.

Infrastructure Improvements, Exactions, and Fees

In some portions of the County, public services are limited or are constrained. Nonetheless, the Comprehensive Plan requires that decision-makers find **that adequate public services “including but not limited to, fire protection, water supply, wastewater disposal, and police protection” are available to serve the proposed projects.** A summary of each service is provided below.

Currently, none of the water districts, sewer districts, or Community Service Districts (CSDs) within the unincorporated County has reached their maximum capacity, and therefore, can accommodate additional residential development. However, some rural communities, such as Los Olivos, lack the public services necessary to accommodate substantial housing growth. This constraint poses an impediment to the continued development of housing in the coming decades.

Water and Wastewater

The predominant method for providing water service and wastewater treatment/disposal in the unincorporated communities is via the establishment of CSDs. Currently, all existing water districts, sewer districts, and CSDs have additional capacity to accommodate future residential development. However, the CSD serving the Los Alamos area will exceed capacity with buildout of the Los Alamos Community Plan without development of additional wastewater treatment capacity and water infrastructure. Other CSDs or public water or sewer districts, such as Laguna Sanitation in the Orcutt area, are examining plans to expand service. Additionally, the County is assisting the Los Olivos Business District in examining the feasibility of creating a wastewater treatment CSD. Although this CSD may only service commercial sites, the removal of existing commercial operations from septic service would allow residential septic systems to continue to function without risk of excessive soil and groundwater contamination.

[The discussions on water and sewer capacity and add connection fees and address roadway service levels require updating.]

Table 3.22 provides usage and service capacity information. As this table indicates, all applicable service districts have the capacity to accommodate the residential development which is projected in the Housing Element Land Inventory (Chapter 6). Cumulatively, all of the surveyed service districts in the County have a combined capacity capable of serving over 28,000 homes with water and over 46,000 homes with wastewater treatment. This total capacity is well in excess of the Land Inventory, which includes 1,120 potential units Chapter 6, Table 6.6).

[Data collection in Progress]

Table 3.22 – Water and Sanitation Infrastructure Status

District Name (District Type)	Current Service Capacity	Current Usage Level	Number of New Units District Could Serve ¹	Net Units from Site Inventory
South Coast HMA				
Water Districts				
La Cumbre Mutual Water Company	1,500 units	1,433 units	67 units	0 units
Carpinteria Valley Water District	8,006 units	6,491 units	1,515 units	15 units
Montecito Water District ²	4,815 units	4,250 units	565 units	141 units
Goleta Water District	16,795 units	14,860 units	1,935 units	761 units
Sanitation Districts				
Summerland Sanitary District	946 units	473 units	473 units	12 units
Carpinteria Sanitary District	10,417 units	3,850 units ³	6,567 units	15 units
Montecito Sanitary District	5,836 units	3,369 units	2,467 units	141 units
Goleta Sanitary District	30,389 units	14,185 units	16,204 units	761 units
Goleta West Sanitary District	24,800 units	10,400 units	14,400 units	
Santa Ynez HMA				
Water District				
SY River Water Conservation Improvement District No. 1 ⁴	4,235 units	2,480 units	1,755 units	19 units
Los Alamos Community Services District	1,607 units	497 units	1,110 units	98 units
Sanitation District				
Santa Ynez Community Services District	916 units	678 units	238 units	19 units
Los Alamos Community Services District	910 units	500 units	410 units	98 units
Lompoc HMA				

Water Districts

Vandenberg Village Community Services District	3,600 units	2,684 units	916 units	60 units
Mission Hills Community Services District	2,700 units	1,274 units	1,426 units	0 units

Sanitation Districts

Vandenberg Village Community Services District	4,785 units	2,684 units	2,101 units	60 units
Mission Hills Community Services District	2,700 units	1,274 units	1,426 units	0 units

Santa Maria HMA

Water Districts

Golden State Water Company ⁵	26,488 units	6,780 units	19,708 units	627 units
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Sanitation Districts

Laguna County Sanitation District	13,603 units	11,487 units	2,116 units	627 units
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Source: County Service District Surveys and Urban Water Management Plans

¹ This number is estimated based on the assumption that all excess capacity is used towards residential units.

² These numbers are based on projections given in the Montecito Water District’s 2005 Urban Water Management Plan

³ Approximate residential accounts as of 2005. Some accounts have multiple units.

⁴ These numbers are based on projections given in the Santa Ynez River Water Conservation District’s 2000 Urban Water Management Plan

⁵ These numbers are based on projections given in the Golden State Water Company’s 2005 Urban Water Management Plan

Transportation

According to the County Public Works Department, the unincorporated county only has one intersection which is operating at an LOS of D or lower. This intersection (Los Carneros/El Colegio) is located near Isla Vista and is undergoing a two-phase improvement project. Upon the completion of this project, the intersection will be elevated to an acceptable level of service. As a result, traffic would not pose a significant barrier to development, except for the largest project proposals which are located in the most congested portions of the unincorporated area (Upper State Street, Isla Vista, Broadway/Highway 135, and the Highway 246 corridor).

Emergency Services

Sufficient emergency service infrastructure exists to support future residential development in the unincorporated County. The County continuously monitors the need for additional emergency services and provides additional funding where necessary and feasible. Recent examples include the construction of an additional fire station, on Burton Mesa Road, which will serve the unincorporated communities of Mission Hills, Mesa Oaks, and Vandenberg Village.

Development Impact Mitigation Fees

The County collects development impact mitigation fees to pay for improvements needed to serve proposed development, pursuant to State law (AB 1600). These fees may be a constraint to some affordable housing projects. However, affordable housing project fees are often reduced and the fee schedule is designed to reward projects proposing to build multifamily units. In both Goleta and Orcutt, the County reduces transportation impact fees for condominiums, apartments, mobile homes, congregate care facilities, and retirement communities. These fee reductions are granted to projects that:

- Address the housing needs of specific populations,
- Encourage development within urban areas,
- Encourage development near transit and services.

The County has sought and received State and federal transportation and park grants and used those in combination with General Fund dollars to reimburse or back-fill the revenue lost through fee reductions.

In addition to development impact mitigation fees, service districts fees, and school fees apply to new development. Application processing fees are discussed in the permit processing section, above.

[Data Collection in Progress]

Table 3.23 - Building Permit Processing and Development Impact Fees for Single-family Development (2014)

	South Coast	Goleta	Santa Ynez	Lompoc	Orcutt	Santa Maria
Assumptions/ Fees	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family
Development Assumptions						
Living Area Sq. Ft.	2,000	2,000	2,000	2,000	2,000	2,000
Garage Sq. Ft.	400	400	400	400	400	400
Patio (Covered) Sq. Ft.	100	100	100	100	100	100
Lot Sq. Ft.	7,000	7,000	7,000	7,000	7,000	7,000

County Land Use Permit Fees^{†††}

Permit Fee Deposit	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Noticing Fee - Inland/CZ	\$70/\$290	\$70/\$290	\$70	\$70/\$290	\$70	\$70
Subtotal LUP Fees – Inland/CZ	\$1,570/\$1,790	\$1,570/\$1,790	\$1,570	\$1,570/\$1,790	\$1,570	\$1,570

County Building Permit Fees

Grading Fee	\$ 2,300	\$ 2,300	\$ 2,300	\$ 2,300	\$ 2,300	\$ 2,300
Flood Plan Check Fee	\$135	\$135	\$135	\$135	\$135	\$135
Roads Plan Check Fee	312	\$312	\$312	\$312	\$312	\$312
Residence Plan Check Fee	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250
Residence Inspection Fee	\$1,959	\$1,959	\$1,959	\$1,959	\$1,959	\$1,959
Garage Plan Check Fee	\$388	\$388	\$388	\$388	\$388	\$388
Garage Inspection Fee	\$757	\$757	\$757	\$757	\$757	\$757

Patio Plan Check Fee	\$75	\$75	\$75	\$75	\$75	\$75
Patio Inspection Fee	\$154	\$154	\$154	\$154	\$154	\$154
State Bldg Standard Admin. Fee [†]	\$10	\$10	\$10	\$10	\$10	\$10
SMIP Fee [†]	\$33	\$33	\$33	\$33	\$33	\$33
Technology Fee [†]	\$151	\$151	\$151	\$151	\$151	\$151
Fire Protection Plan Check Fee	\$536	\$536	\$536	\$536	\$536	\$536
Subtotal Building Permit Fees	\$8,060	\$8,060	\$8,060	\$8,060	\$8,060	\$8,060

Development Impact Mitigation (DIM) Fees

SB County Fire Mitigation Fees ^{††}	\$500	\$1,317	\$500	\$500	\$1,309	\$500
Transportation DIM Fee	\$2,047	\$13,911	\$550	\$550	\$3,487	\$550
Parks DIM Fee	\$1,195	\$10,751	\$1,195	\$1,195	\$4,029	\$1,195
Library Fee	N/A	\$443	N/A	N/A	\$729	N/A
Public Administration Fee	N/A	\$1,892	N/A	N/A	\$407	N/A
Sheriff Fee	N/A	\$507	N/A	N/A	\$288	N/A
Subtotal DIM Fees	\$3,742	\$28,821	\$2,245	\$2,245	\$10,249	\$2,245

Other Agency Fees

School Mitigation Fees	\$4,100	\$6,400	\$5,940	\$6,400	\$4,440	\$4,260
CSD Fees [2] [3]	10,615	\$9,668	\$4,687	\$6,357	\$10,552	\$10,552
Subtotal Other Agency Fees	\$14,715	\$16,068	\$10,627	\$12,757	\$14,992	\$14,812

Total Fees						
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[†]Based on Construction Job Value of \$250,000

^{††}For non-sprinkled buildings, \$0.20 per square foot

^{†††}Based on \$189/hr. Planner time spent reviewing site plan, architectural plan, landscape plan, grading plan and drainage plan, etc.

[2] Santa Ynez single family fee includes sewage only.

[3] Orcutt and Santa Maria single family fees include a 2009 sewage fee of \$4,552 and an estimated fee for water of \$6,000 from the 1997 Orcutt Community Plan.

Calculating a typical or average fee estimate for multi-family projects is highly problematic. Variables of project design and characteristics include, but not limited to unit sizes, estimated water consumption, estimated wastewater production, and estimated student generation can dramatically affect the development impact mitigation fees. Table 3.24 includes a list of actual permitting fees charged for three multi-family projects. As shown in the table the economy of scale allowed by processing several residential units under one permit effectively lowers the per unit cost. At an average of less than \$3,000 per unit (for both discretionary and ministerial permits), the permitting fees for projects of this size is fairly nominal.

[Data Collection in Process]

Table 3.24 – Actual Fees Charged for Multi-family Development (2009)

Project Names			
	Trigo Loop	Stoker	Paradise Ivy
Permitting Actions	Tentative Tract Map; Development Plan; Coastal Development Permit; Conditional Use Permit	General Plan Amendment; Rezone; Tentative Tract Map; Development Plan	Conditional Use Permit; Development Plan; Coastal Development Permit
Project Description	Mixed Use Development; 25 residential units; 22,618 sf commercial	Small Lot Residential Development; 11 residential units	Mixed Use Development; 24 residential units; 8,450 sf commercial

Discretionary Permit Fees

Fees-Other Departments					
Parks	\$	750.00	\$	675.00	\$ 41.00
Building Review	\$	475.00	\$	350.00	\$ 175.00
APCD	\$	500.00	\$	621.00	\$ 250.00
Surveyor - SBD	\$	868.00	\$	425.00	\$ -
Water Agency	\$	436.00	\$	436.00	\$ 436.00
Roads	\$	4,307.00	\$	4,059.00	\$ 650.00
Flood Control	\$	950.00	\$	800.00	\$ 650.00
County Counsel	\$	3,439.00	\$	3,754.00	\$ 1,672.00
Fire	\$	2,222.00	\$	1,111.00	\$ 408.00
Env Health	\$	3,315.00	\$	3,740.00	\$ 1,090.00
Subtotal-	\$	17,262.00	\$	15,971.00	\$ 5,372.00
Fees- Planning & Development					
Development Review	\$	23,056.37	\$	33,080.50	\$ 24,062.60
Public Hearings	\$	2,292.00	\$	2,042.00	\$ 1,000.00
Design Review	\$	835.64	\$	691.00	\$ -
Technology Fee	\$	443.31	\$	544.15	\$ 338.50
Subtotal-	\$	26,627.32	\$	36,357.65	\$ 25,401.10
Total Fees-	\$	43,889.32	\$	52,328.65	\$ 30,773.10
Actual Cost Per Residential Unit-	\$	1,755.57	\$	4,757.15	\$ 1,282.21

Average Cost Per Residential Unit- \$2,116.52

Ministerial Permit Fees	
	Paradise Ivy
Grading Fees	
Grading Permits	\$ 1,262.66
State Building Standards Admin	\$ 1.00
Grading Plan Copy and Retention	\$ 31.12
Technology Fee	\$ 61.03
Erosion Control Permit	\$ 554.72
Subtotal-	\$ 1,910.53
Building Fees	
Storage - TI	\$ 1,520.65
Assembly Group	\$ 5,010.77
Multi-Family Residential	\$ 6,062.28
Fire Protection - County	\$ 536.00
Subtotal-	\$ 13,129.70
Total Fees-	\$ 15,040.23

Actual Cost Per Unit- \$626.68

Mitigating Opportunities: To ensure that infrastructure and fee requirements do not create unnecessary barriers to new housing, the County will continue to implement a number of ongoing actions aimed at ensuring housing needs are addressed. Specifically, the County will continue to work with area water and wastewater service providers to seek solutions to infrastructure and capacity constraints through the community planning process and on a project-specific basis. The County will seek to improve the existing road network as funding allows. Improvements made to date have resulted in the County maintaining a high level of service for its vehicular transportation. Additionally, as the County continues to evaluate new redevelopment, infill, and mixed use housing opportunities as part of the community planning process, the placement of this housing in close proximity to job centers will enable the residents to take advantage of existing public transportation opportunities.

Pursuant to Government Code section 65589.7, affordable housing projects will continue to receive priority status for accessing limited infrastructure and service capacity. In addition, the County will continue to monitor regional trends to ensure that development impact mitigation fees are appropriate in relation to the prevailing land use economics impacting housing development. Concurrently, the County will continue the practice of considering reductions in development impact mitigation fees for projects providing public benefits, including affordable housing.

[Data Collection in Progress]

Table 3.25 - Fees as a Percentage of Estimated Development Costs for Single-Family (2009)

Items	South Coast	Goleta	Santa Ynez	Lompoc	Orcutt	Santa Maria
Development Program Assumptions						
Average Net Unit Size (Sq. Ft.)	2,000	2,000	2,000	2,000	2,000	2,000
Cost Assumptions						
Construction Costs per Sq. Ft.	\$70	\$70	\$70	\$70	\$70	\$70
Construction Costs per Unit	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000
Site Improvements per Unit	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000
Soft Costs per Unit	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Fees per Unit	\$25,059	\$44,221	\$19,631	\$19,041	\$29,452	\$23,316
Financing Costs per Unit	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Subtotal Cost Per Unit (excl. profit)	\$217,059	\$236,221	\$211,631	\$211,041	\$221,452	\$215,316
Developer Profit as a % of Total Costs	15%	15%	15%	15%	15%	15%
Developer Profit per Unit	\$32,559	\$35,433	\$31,745	\$31,656	\$33,218	\$32,297
Total Cost per Unit (excl. land)	\$249,618	\$271,654	\$243,376	\$242,697	\$254,670	\$247,613
Fees as % of Total Costs (excl. land)	10%	16%	8%	8%	12%	9%

Source: Santa Barbara County single-family home developers; County of Santa Barbara; *County of Santa Barbara Housing Needs Assessment* (EPS 2009)

Code Enforcement

One of the functions of code enforcement is the abatement of deteriorating housing and illegal housing units. These housing units are typically rented for lower rates, making them available to lower-income individuals or households. By eliminating these housing units, the overall housing stock is reduced and the housing opportunities for lower-income households are diminished.

Mitigating Opportunities: The Code Enforcement Program at the Planning and Development Department is responsible for enforcing the **County's ordinances to ensure that all structures and uses** comply with the applicable standards and permit requirements that are intended to maintain public health, safety, and welfare, while protecting community values and natural resources. The Code Enforcement Program is divided into two sections – Building Enforcement and Zoning Enforcement. Zoning Enforcement is primarily responsible for enforcing Chapter 35 of the County Code (zoning ordinances). Building Enforcement is primarily responsible for enforcing Chapters 10 and 14 of the County (building code and grading code, respectively).

County Code Enforcement staff responds on a complaint basis only and works with property owners to correct violations. Many violations may be corrected by obtaining the proper permits. If the property owner elects to correct the violation by getting a permit, the property owner will need to agree to an abatement schedule which outlines the milestones necessary to obtain the permits. The purpose of the schedule is to ensure the property owner understands what is required to obtain a permit, and the timeframes necessary to do so. It also ensures that once the permit application is submitted, the property owner will follow through with the permit in order to correct the violation.

4. EVALUATION OF THE COUNTY OF SANTA BARBARA'S 2009 – 2014 HOUSING ELEMENT

Introduction

The purpose of this chapter is to evaluate the relative success of the housing goals, policies, and **implementation programs included in Santa Barbara County's 2009–2014 Housing Element**. Government Code section 65588(a) requires the County to review its housing element to evaluate all of the following: (1) the appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal, (2) the effectiveness of the **housing element in attainment of the community's** housing goals and objective, and (3) the progress of the city, County, or city and county in implementation of the housing element. This chapter identifies programs that have been successful in achieving goals and policies for addressing local housing needs as well as programs in need of modification.

As explained below, a large portion of the County's existing housing goals, policies, and programs have successfully facilitated new housing opportunities. In large part, the update of the Housing Element will (1) delete completed programs, and, as necessary, (2) amend outdated and/or add new goals, policies, and programs, and (3) address changes to State law.

Progress in Implementation

The 2009-2014 Housing Element was adopted in November 2010, setting forth a series of goals and policies to address the maintenance, preservation, improvement, and development of housing. In addition, the Housing Element included programs that the County intended to undertake to achieve these goals and policies. The programs, listed in Table 4.4, provide the context for a thorough review of the effectiveness of the 2009-2014 Housing Element.

Over the 2009-2014 Housing Element planning period, the County implemented programs and leveraged its financial resources to encourage the development and preservation of housing that is affordable to households at all income levels. The most notable policy achievements during the 2009-2014 Housing Element planning period to increase the supply of affordable housing units include, but are not limited to, adopting an Inclusionary Housing Ordinance (IHO) in May 2013, rezoning portions of Key Site 3 and Key Site 30 from single-family to multifamily residential zone districts in February 2009, and rezoning sites in Los Alamos from commercial to community mixed-use zone districts in 2011 as a part of the Los Alamos Community Plan update.

Evaluation of the 2009-2014 Housing Element also raised awareness regarding housing policy issues throughout the county. Areas in need of improvement from include removing or modifying ineffective policies, and adding new policies that will successfully address the housing needs, identified in Chapter 2 – ***Housing Needs Assessment***, for the 2015-2023 Housing Element planning period.

Housing Production: Effectiveness of the Housing Element

The County is required to quantify the effectiveness of the 2009-2014 Housing Element by **describing actual results of the Housing Element’s goals, policies, and programs.** Corresponding to the implementation of the Housing Element, the County issued building permits for 895 new residential units from 2009 through 2013. Building permit activity was lowest during the first year of the planning period permitting 99 units in 2009. In the following years, permitting activity steadily increased each year, consistent with the gradual economic recovery, peaking in the final year of the planning period with 225 permits issued in 2013. During the previous five-year planning period, the County continuously monitored economic conditions impacting housing production and sought opportunities to remove barriers to affordable housing development through managing both land use-based regulatory programs and financial incentives, as described in further detail below.

Land Use-Based Programs

The County uses an array of land use-based strategies to address the issue of affordable housing. While each community has the ability to identify specific and appropriate housing strategies through the community plan process, three programs are implemented on a countywide basis, including State Density Bonus Law, Affordable Housing Overlay (AHO), and Inclusionary Housing Ordinance (IHO).

The County of Santa Barbara Planning and Development Department (P&D) and the Community Services Department, Housing and Community Development Division (County HCD), implemented these programs to increase the variety of housing products developed from 2009 through 2013. As illustrated in Table 4.1, the use of State Density Bonus Law produced 33 affordable units, the use of AHO and IHP has not resulted in development of affordable housing units during the 2009-2014 Housing Element planning period.

Table 4.1 – 2009-2014 Housing Element Evaluation – Inclusionary, AHO, and State Density Bonus Program Unit Production

Program	Income Category				Total Units
	Very-Low	Low	Moderate	Above Moderate	
State Density Bonus	9	24	-	17	50
Affordable Housing Overlay (AHO)	-	-	-	-	-
Inclusionary Housing Program (IHP)	-	-	-	-	-
Total Units Constructed	9	24	-	17	50

Source: Santa Barbara County

Affordable Housing Programs

Beyond its land use-based programs, the County is able to incentivize affordable housing through public financial programs currently in place. Specifically, County HCD provides loans and grants to support developers of affordable and supportive housing throughout the county. The

important sources of funding used during the 2009-2014 Housing Element planning period to promote affordable housing throughout the county include:

- HOME Investment Partnerships Program (HOME) – HOME provides formula grants from HUD to the County to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income households.
- HPRP (Homeless Prevention and Rapid Re-Housing Program) – Homeless prevention fund was established by the American Recovery and Reinvestment Act (ARRA) of 2009, which was distributed based on the formula used for the Emergency Shelter Grants (ESG) Program. The program provided financial assistance to prevent individuals and families from becoming homeless and help those who are experiencing homelessness to be quickly re-housed and stabilized. The program ended on September 30, 2012. HPRP funds are no longer available.
- Community Development Block Grant (CDBG) – the County is the lead agency in the Santa Barbara Urban County Partnership formed with the cities of Buellton, Carpinteria, Lompoc, and Solvang. The Urban County receives CDBG funding annually that is distributed among the member jurisdictions. CDBG funds are made available annually through an application process to CDBG eligible projects and activities to benefit low and moderate income households, eliminate slums and blight, and meet an urgent need in the case that existing conditions pose an immediate threat to the health and welfare of the community.
- Emergency Solutions Grant Program (ESG) - The ESG program provides funding to: (1) engage homeless individuals and families living on the street; (2) improve the number and quality of emergency shelters for homeless individuals and families; (3) help operate these shelters; (4) provide essential services to shelter residents, (5) rapidly re-house homeless individuals and families, and (6) prevent families/individuals from becoming homeless.
- Inclusionary Housing Fund – Housing Trust Funds are garnered through in-lieu fees collected from the Inclusionary Zoning Program. These fees are assessed on developers and project owners in lieu of building affordable units on site. The affordable housing inclusionary requirement for developments in Santa Barbara County is generally 20% for developments of five (5) or more units. In some cases, developers opt to pay an in lieu fee rather than construct affordable units. Housing Trust Funds are used to support the production and maintenance of affordable housing in the County of Santa Barbara.
- Isla Vista Redevelopment Agency Funding (IVRDA) - IVRDA was established in 1990 and assisted in the development and redevelopment of private commercial and mixed-use projects. On February 1, 2012, all redevelopment agencies in California were dissolved and Santa Barbara County became the successor agency to manage the remaining financial affairs of the former IVRDA. Prior to the agencies dissolution, each RDA received property tax revenues annually and had outstanding bonds, contracts, and loans. In July 2014, the IVRDA Affordable Housing fund balance of \$1.4 million is remained available for future projects.

The aforementioned funds were leveraged by the County to support affordable housing projects throughout the county, producing 496 affordable units, as listed in Table 4.2.

Table 4.2 – 2009-2014 Housing Element Evaluation – County-Funded Housing Developments

	Program	Project Name	City, State, ZIP	Affordability Start Date	Affordability End Date	No. Units Total	No. Affordable Units
1	HOME	Beachcourt Apartments	Carpinteria, CA 93013	4/19/1994	4/19/2024	6	6
2	HOME	Braddock House	Goleta, CA 93117	8/9/2012	8/9/2067	4	4
3	HOME/CDBG	Casa Con Tres	Lompoc, CA 93436	5/29/2007	5/29/2037	12	11
4	HOME	Casa de Familia	Santa Maria, CA 93458	IDIS completion [†]	+20 years	16	15
5	HOME	Casa de las Flores	Carpinteria, CA 93013	IDIS completion [†]	+55 years	43	7
6	HOME	Central Plaza Apartments	Santa Maria, CA 93458	3/31/2005	3/31/2035	112	12
7	HOME/Bridge Loan	College Park Apartments	Lompoc, CA 93436	2/12/2009	2/12/2064	35	11
8	HOME	Courtyard Apartments	Lompoc, CA 93436	7/9/2001	7/9/2031	18	11
9	HOME	Courtyard South Apartments	Lompoc, CA 93436	1/29/2004	1/29/2034	6	2
10	HOME/In-lieu	Creekside Village	Los Alamos, CA 93440	8/13/2012	8/13/2067	39	11
11	HOME	Cypress Court	Lompoc, CA 93436	2/20/2014	2/20/2069	60	11
12	HOME	Dahlia Court	Carpinteria, CA 93013	11/16/2000	11/16/2040	54	11
13	HOME	Dahlia Court II	Carpinteria, CA 93013	1/31/2014	1/31/2044	33	11
14	HOME	Donati House (now Alvin House)	Santa Maria, CA 93458	8/6/2001	8/6/2011	1	1
15	HOME/In-lieu/CDBG	Ellwood Apartments	Goleta, CA 93117	6/8/2007	6/8/2037	8	3
16	CDBG	Faulding Hotel	Santa Barbara, CA 93101	5/20/2014	5/20/2019	81	81
17	HOME	Gianni Apartments	Lompoc, CA 93436	1/13/2004	1/13/2034	22	11
18	HOME	Good Sam Transitional Facility	Santa Maria, CA 93458	2/22/2003	2/22/2018	7	7
19	HOME (HAP)	Habitat for Humanity	Santa Maria, CA 93458	6/18/2007	6/18/2017	4	4
20	HOME	Homebase on G	Lompoc, CA 93436	6/30/2011	6/30/2041	39	2
21	HOME	Isla Vista Revitalization	Goleta, CA 93117	4/20/2001	4/20/2041	56	11
22	HOME	K Street Apartments	Lompoc, CA 93436	5/29/2007	5/29/2037	4	3
23	HOME	Los Adobes De Maria II	Santa Maria, CA 93458	7/12/2002	7/12/2057	52	11
24	In-lieu/CDBG	Los Alamos Senior Apartments	Los Alamos, CA 93440	7/14/2000	7/14/2030	14	14
25	HOME	Mariposa Townhomes	Orcutt, CA 93455	3/11/2002	3/11/2057	80	11
26	HOME	Mark's House	Lompoc, CA 93436	11/4/2007	11/4/2027	19	6
27	HOME	Mountain House	Santa Barbara, CA 93103	11/6/2006	11/6/2036	14	3
28	CDBG/In-lieu	Nectarine Apartments	Goleta, CA 93117	9/21/2000	9/21/2030	18	11
29	IVRDA	Parkview Apartments	Goleta, CA 93117	6/14/2007	6/14/2062	20	8
30	HOME	Portabello Apartments	Lompoc, CA 93436	9/20/2004	9/20/2034	14	11

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31	HOME	Positano Apartments	Santa Barbara, CA 93111	7/9/2001	7/9/2056	118	11
32	HOME	Rancho Hermosa	Santa Maria, CA 93458	8/13/2012	8/13/2067	47	11
33	HOME	Recovery Way	Lompoc, CA 93436	6/30/2009	6/30/2039	16	11
34	HOME	Sandpiper Apartments	Goleta, CA 93117	3/11/2002	3/11/2042	68	11
35	HOME	Santa Rita Village	Lompoc, CA 93436	2/20/2014	2/20/2069	36	11
36	HOME	Southern Court Apartments	Lompoc, CA 93436	9/20/2004	9/20/2034	12	10
37	HOME	St. Vincent's Gardens	Santa Barbara, CA 93110	3/6/2008	3/6/2063	75	10
38	HOME	Storke Ranch Apartments	Goleta, CA 93117	7/10/2001	7/10/2036	36	11
39	HOME	Sumida Gardens	Goleta, CA 93111	12/31/2009	12/31/2029	200	11
40	HOME/Lompoc RDA	T Street Apartments	Lompoc, CA 93436	3/2/2002	3/2/2032	35	35
41	HOME	Ted Zenich Gardens	Santa Maria, CA 93454	7/15/2008	7/15/2063	24	11
42	RDA	The Loop Project	Isla Vista, CA 93117	6/20/2013	6/20/2043	25	5
43	HOME	Tumbleweed Apartments	Goleta, CA 93117	4/17/2003	4/17/2033	13	11
44	HOME	Valentine Court II	Santa Maria, CA 93454	12/27/1997	12/27/2017	18	8
45	HOME	Valentine Court III	Santa Maria, CA 93458	9/29/2004	9/29/2034	9	9
46	In-lieu	Vintage Walk	Buellton, CA 93427	11/9/2007	11/9/2037	6	6
TOTAL						1,586	496

Source: County HCD

[†]Casa de Familia and Case de las Flores project information input into the Integrated Disbursement & Information System (IDIS) has not yet been completed. The affordability start date for the units occurs after all information has been entered into IDIS system and all necessary project-fund transactions have been completed.

State Targets and County Housing Production

As discussed in Chapter 2 – ***Housing Needs Assessment***, the State HCD estimates the total need for new housing throughout the state over the course of the ensuing Housing Element planning period. State HCD divides this overall forecast into affordability categories using census data related to county median income, and then allocates these totals to each regional Metropolitan Planning Organization (MPO). Locally, SBCAG receives its regional target from State HCD and develops a methodology for allocating the target to its member jurisdictions, including the unincorporated county. This target housing production is called the Regional Housing Needs Allocation (RHNA), and each jurisdiction must provide adequate land inventory and zoning capacity to meet or exceed this RHNA.

As shown in Table 4.3, the County's land inventory exceeded its RHNA for all income categories in the 2009-2014 Housing Element planning period. The County also determined, based on local factors, how the State's targets were likely to be met with actual physical construction (e.g., new construction, conservation, or rehabilitation of existing units). These estimates were provided in the 2009-2014 Housing Element, and called the "quantified objective." The quantified objectives for the 2009-2014 Housing Element are presented in Table 4.3, along with the actual residential production figures for that planning period. The actual residential production of moderate units

exceeded the quantified objectives while actual residential production of very low and low units fell short of the quantified objectives by 52%, or 385, units.

Table 4.3 – Accommodation of 2009-2014 RHNA

Income Group	RHNA	Land Inventory	Quantified Objectives	Actual Development
Very Low & Low	407	719	735	350
Moderate	160	218	314	332
Above Moderate	450	643	N/A	213
Total	1,017	1,580	1,049	895

Source: *Santa Barbara County Housing Element 2009-2014*

Appropriateness of Goals, Objectives, Policies, and Programs

The 2009-2014 Housing Element contained goals, policies, and programs aimed at addressing the housing needs of all county residents. **Table 4.4 presents each of the County’s goals, policies and programs** from the 2009-2014 Housing Element, reports on the progress and effectiveness of each program, and provides a recommendation to the future use of each program. Some programs are recommended for removal if they were found to be ineffective, redundant with other policies or regulations, or successfully implemented. Other programs will be continued into the next planning period, although in some cases as modified programs. See Chapter 5 – *Housing Goals, Policies, and Programs*, for a full description of the programs that will be continued, programs that have been modified and will be continued, and programs that are new for the 2015-2023 Housing Element planning period.

Table 4.4 – 2009-2014 Housing Element Goals, Policies, and Programs Evaluation

Goal 1 - Enhance the Diversity, Quantity, and Quality of the Housing Supply	
<p>Policy 1 - Promote new housing opportunities adjacent to employment centers, and the revitalization of existing housing to meet the needs of all economic segments of the community, including extremely-low income households, while bolstering the County’s rural heritage and supporting each unincorporated community’s unique character.</p>	
<p>Program 1.1 – Promote housing opportunities adjacent to employment centers through regional and local planning efforts, including the development of a Sustainable Communities Strategy (SCS) and Regional Housing Needs Allocation (RHNA), as facilitated by the Santa Barbara County Association of Governments (SBCAG). This will help ensure that community values are preserved, commute pressures and vehicle trips are reduced, rural areas are protected, fiscal and economic interests are upheld, and adequate housing is provided for each jurisdictions’ workforce.</p>	
<p>Responsible Agency: Planning and Development, Redevelopment Agency</p>	<p>Timeline: Ongoing</p>
Evaluation and Status	
<p>Status: Completed</p>	
<p>Evaluation: As the result of a recent California law, Senate Bill 375, the Regional Transportation Plan (RTP) now includes a SCS. Thus, the combined RTP/SCS strives to address transportation planning holistically, understanding transportation patterns in the context of existing and possible future land use and housing configurations. The 2040 RTP/SCS, prepared by SBCAG, was adopted by the Board of Supervisors on August 15, 2013. The RTP/SCS covers a 30-year planning period from 2010 to 2040 and must be updated every four years.</p>	
<p>Continue/Modify/Remove: The text for Program 1.1 has been revised to clarify the description and intent of the Program. Program 1.1 is proposed to continue as Program 1.1 – Regional Planning, in Chapter 5 – <i>Housing Goals, Policies, and Programs</i>, of the 2015-2023 Housing Element.</p>	

Program 1.2: Increase the effectiveness of the Inclusionary Housing Program (IHP) by establishing an IHP ordinance and relocating all IHP programmatic details from the Housing Element to the Land Use and Development Code (LUDC). This modification will improve the pre-existing program by: (1) allowing greater flexibility for the Board of Supervisors to modify the IHP when warranted, (2) eliminating the need for a General Plan update when changes to the IHP are required, and (3) allowing for sufficient detail to support a greater understanding of the program by the public and County staff. Based upon public feedback, best practices, and third-party analysis, programmatic revisions of the IHP ordinance will then be considered. From the adoption of this Housing Element, until such time that the Board of Supervisors approves the forthcoming IHP ordinance, the existing IHP, as included in Appendix A – IHP Background, Policy and Implementation of this Housing Element shall apply.

Responsible Agency: Planning and Development, County HCD

Timeline: Within two years of the adoption of the 2009-2014 Housing Element

Evaluation and Status

Status: Completed

Evaluation: On May 14, 2013, the County completed the implementation of Program 1.2. Program 1.2 addresses inclusionary housing. Specifically, this program relocated the former IHP from Appendix A of the 2009-2014 Housing Element to a separate Inclusionary Housing Ordinance (IHO) in order to facilitate future revisions and administration. In addition, the IHO reduced the IHP inclusionary housing requirements in response to the changes in the residential real estate market and overall economy. Program 1.2 also added Goal 1 and Policies 6.1 through 6.8 to Chapter 5 – *Housing Goals, Policies, and Programs* of the 2015-2023 Housing Element to provide a stronger and clearer explanation of the policy basis for the IHO.

Continue/Modify/Remove: Program 1.2 is proposed to be amended and continued as Program 1.2 – Inclusionary Housing, in Chapter 5 – *Housing Goals, Policies, and Programs* of the 2015-2023 Housing Element. Program amendments reflect that the County adopted the IHO in May 2013. The updated program also allows the County to amend the IHO requirements and fees to address conditions in the housing market, as well as monitor the effectiveness of IHO.

Program 1.3: Implement community enhancement and revitalization tools where warranted through the community planning process using strategies that promote affordability by design such as mixed-use, infill, and adaptive reuse. Currently, five community plan updates are underway in the communities of Los Alamos, Eastern Goleta Valley, Summerland, Mission Canyon, and Orcutt. One community plan, for the Santa Ynez Valley, was recently completed. Through the update process, staff will continue to provide information, analysis, and **recommendations regarding how such tools may contribute to achieving the community’s** expressed goals and vision for housing.

The County shall utilize the community planning process to identify new potential housing sites. As part of the ongoing community planning process, the County shall explore options to address housing needs by considering the use of form-based codes, overlays, or rezones which are

compatible with the surrounding community character. In the context of the community planning process, the County should consider rezones, which would establish housing opportunities on 20-30 acres within the County. Within these housing opportunity areas the County should consider establishing sites which are approximately 2-10 acres in size and have an effective density of 20 units an acre or greater, if such rezones can be found compatible with surrounding development and serviceable by infrastructure capacity.

Responsible Agency: Planning and Development, Redevelopment Agency

Timeline: Schedules for projects as complex as Community Plans are subject to fluctuation, due to uncontrollable variables such as environmental review processes, hearing agendas, and funding limitations. However, the County will attempt to adopt updated community plans within the following estimated timelines, as fiscal and staffing resources allow:

Los Alamos Community Plan: December 2010
Eastern Goleta Valley Community Plan: July 2012

Evaluation and Status

Status: Five community plans were updated or in process of an update during the 2009-2014 Housing Element planning period.

Evaluation: Los Alamos Community Plan, Mission Canyon Community Plan, Orcutt Community Plan, and Summerland Community Plan updates have been completed. Eastern Goleta Valley Community Plan Update is currently in progress, with the adoption anticipated in Summer 2015.

Los Alamos Community Plan, Orcutt Community Plan, and Eastern Goleta Valley Community Plan Updates all include affordable housing provisions to increase affordable housing in the county.

1. Los Alamos Community Plan – Adopted by the Board of Supervisors on February 15, 2011. In part, the Los Alamos Community Plan rezoned properties along the Bell Street Commercial Corridor zone districts to the new Community Mixed-Use – Los Alamos (CM-LA) zone district. The intent of the CM-LA zone is to incentivize development of a vibrant mix of up to 288 multifamily and studio townhomes, condos, and apartments with commercial uses.
2. Eastern Goleta Valley Community Plan Update – In Progress. Adoption of the Goleta Valley Community Plan Update for the Eastern Goleta Valley (Goleta Plan) is anticipated in Summer 2015. The Board of Supervisors initiated environmental review of the draft Goleta Plan on February 21, 2012. Consistent with Housing Element Program 1.3, the initiated draft plan includes studying rezoning portions of six housing opportunity sites to Design Residential (DR-20) with densities up to 20 units per acre. The Goleta Plan includes two other important rezones. It proposes rezoning the Hollister Avenue and State Street Commercial Corridor to a

new mixed-use zone to revitalize the area with a mix of residential and retail commercial uses. It also proposes rezoning the Turnpike Shopping Center from Shopping Center (SC) to Retail Commercial (C-2), which would allow mixed residential and commercial development.

The six housing opportunity sites have the potential to accommodate 549 units on 28.4 acres. The Mixed-Use Eastern Goleta Valley zone would accommodate up to 177 multifamily units. The rezone from SC to C-2 would establish the potential for an additional 150 mixed-use units. The draft EIR for the Eastern Goleta Valley Community Plan is scheduled for public release in Summer 2014. The County Planning Commission is expected to review the final EIR and plan in spring 2015 and the BOS is expected to consider certifying the final EIR and adopting the plan in Summer 2015.

3. Orcutt Community Plan Amendments - Two amendments occurred in the Orcutt Community Plan Area during 2009-2014 Housing Element planning period.

Housing Element Focused Rezone Program – Adopted by the Board of Supervisors on February 24, 2009. Orcutt Key Sites 3 and 30 were rezoned to Multifamily Residential – Orcutt (MR-O) zone district. **The rezones established “by right” development at a minimum of 20 units/acre with a potential of 372 units.**

Orcutt Community Plan Key Site 17 Rezone – Adopted by the Board of Supervisors on February 11, 2014. Orcutt Key Site 17 was rezoned to Design Residential (DR-20) zone district. The DR-20 zone district will allow residential development at a maximum of 20 units per acre. The rezone increased the development potential of the site from 77 units to 191 senior housing units.

4. Mission Canyon Community Plan – Adopted by the Board of Supervisors on April 1, 2014 the Mission Canyon Community Plan (MCCP), Mission Canyon Residential Design Guidelines, and associated amendments to the comprehensive plan and zoning ordinance. It is a planning and growth management plan that addresses future development in the 1,120 acre plan area. The MCCP includes new goals, policies, standards, and actions that enhance fire safe practices, address on-street parking issues, improve multimodal circulation, protect biological resources and water quality, and preserve neighborhood character. The MCCP does not change any existing land use designations or zone districts and, therefore, does not increase density or add new land uses. The Design Guidelines provide guidelines and other tools that help homeowners, developers, and designers create projects that maintain the character and environment of the plan area.
5. The Summerland Community Plan Amendments – Adopted by the Board of Supervisors on May 6, 2014. The amendments include new commercial and residential design guidelines that address redevelopment of the commercial core, respond to residential development trends, refine development standards, and respond to countywide height and floor area measurement methodologies.

Continue/Modify/Delete: The text for Program 1.3 has been revised to reflect the completion of recent community plan updates, and to clarify the description and intent of the Program.

Program 1.3 is proposed to continue as Program 1.3 – Community Plan Rezones in Chapter 5 – *Housing Goals, Policies, and Programs* of the 2015-2023 Housing Element.

Program 1.4: The following land use tools shall continue to be considered and/or used through the community planning and development review processes, as well as the zoning ordinance, to provide housing opportunities for all economic segments of the population, including extremely low income households:

1. The Affordable Housing Overlay (AHO) zone.
2. Policies to encourage the development of unit types that are affordable by design, such as residential second units, farm employee dwellings, infill, and mixed-use development.
3. Permit streamlining efforts overseen by Planning and Development, and priority permit processing for projects with affordable units built on site.
4. Incentives for special types of housing, as illustrated in Appendix F – *Quality Housing Design and Development Incentives*.
5. Administrative zoning modifications for new development approved via Development Plans.
6. Board-approved discretionary reductions of development impact fees for projects with demonstrated public benefits, including the provision of onsite affordable housing.

Responsible Agency: Planning and Development

Timeline: Ongoing

Evaluation and Status

Status: In-Progress

Evaluation:

1. AHO zone has been applied to 260 parcels in the unincorporated county; however the majority of these parcels are developed.
2. Twelve farmworker units and 41 residential second units were built during the 2009-2014 Housing Element planning period. On June 1, 2010, the County added Agricultural Permit Streamlining Amendments to the Land Use and Development Code (LUDC), which changed permit requirements for housing on agricultural zoned land as follows: (1) in the AG-I and AG-II zones, permits for housing for up to four agricultural employees and their families were changed from a discretionary Minor Conditional Use Permit (MCUP) to a ministerial Land Use Permit (LUP); and (2) in the AG-1-5, AG-I-10, and AG-I-20 zones, permits for a detached RSU were changed from a discretionary MCUP to a ministerial LUP.
3. Projects with affordable housing units are streamlined and prioritized in permit processing.
4. No actions taken.
5. No actions taken.

6. Implementation of Appendix C – *Quality Housing Design and Development Incentives* of the 2009-2014 Housing Element, is ongoing and will be improved as a part of the new program.

Continue/Modify/Remove: The text for Program 1.4 has been revised to clarify the description and intent of the Program. Program 1.4 is proposed to continue as Program 1.4 – Tools to Incentivize High Quality Affordable Housing, in Chapter 5 of the 2015-2023 Housing Element.

Program 1.5: Utilize community plan updates as opportunities to consider and develop solutions for infrastructure constraints, which can be a barrier to the development of housing throughout the unincorporated county. Specifically, when updating a community plan, the future residential development allowed by the plan should be supported by either existing service infrastructure, or the plan should anticipate how this infrastructure could be improved and/or expanded to foster future housing opportunities. Additionally, the County will consider the need for infrastructure expansion when reviewing the future use or sale of County-owned land. Prior to the sale of County-owned land, the subject property shall be evaluated for potential land use conflicts and other constraints that may make the property inappropriate for expansion of service infrastructure. If the property is determined to be appropriate for infrastructure facilities/improvements, the County shall contact applicable public and or private agencies and/or private to determine the level of interest and/or financial feasibility of developing the site with the appropriate level of service infrastructure.

Responsible Agency: Planning and Development

Timeline: Ongoing

Evaluation and Status

Status: In-Progress

Evaluation: The County utilizes community plan updates as an opportunity to consider and develop solutions for infrastructure constraints. The Land Use Development Policy 4 of the Comprehensive Plan directs the County to make the finding that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The main purpose of Program 1.5 and Program 4.2 is to ensure that all County-owned land is reviewed for its potential to provide a public benefit, with a priority placed on affordable housing and infrastructure prior to any sales or abandonment to private interests.

Continue/Modify/Delete: Program 1.5 is proposed to be combined with Program 4.2 to eliminate redundancy and continued as a revised program, Program 1.5 – Infrastructure Constraints and Priorities for County Owned Land, in Chapter 5 – *Housing Goals, Policies, and Programs* of the 2015-2023 Housing Element.

Program 1.6: Ensure quality housing design and community compatibility via the continued use of regional Board of Review (BAR) and Community Plan Design Guidelines.

<p>Responsible Agency: Planning and Development</p>	<p>Timeline: Ongoing</p>
<p>Evaluation and Status</p>	
<p>Status: In-Progress</p> <p>Evaluation: The County Boards of Architectural Review (BAR) include: Central County BAR, North County BAR, South County BAR, and Montecito BAR. The LUDC 35.82.070.A states that the purpose and intent of design review is to encourage development that represents best design practices, to benefit surrounding property values, enhance the visual quality of the environment, and prevent poor quality of design. The applicable BAR reviews projects for compliance with Section 35.82.070 (Design Review) of LUDC, Section 35-184 of the Coastal Zoning Ordinance (CZO), and applicable community plan design guidelines within their respective jurisdictional areas established by Article V of Chapter 2 of the County Code. During the 2009-2014 Housing Element planning period, the County adopted additional design guidelines as part of Mission Canyon, Summerland and Goleta Valley Community Plan Updates. The BAR holds at least one noticed public hearing on an application for Preliminary or Final Approval. The BAR must approve, conditionally approve or deny the preliminary and final project proposal.</p> <p>Continue/Modify/Remove: The text for Program 1.6 has been revised to clarify the description and intent of the Program. Program 1.6 is proposed to continue as Program 1.6 – Housing Design, in Chapter 5 – <i>Housing Goals, Policies, and Programs</i> of the 2015-2023 Housing Element.</p>	
<p>Program 1.7: Continue working with the Redevelopment Agency to support programs aimed at catalyzing community renewal through: (1) incentivizing investments in underutilized urban property (i.e., parking lots, church sites, commercial property, irregularly shaped lots), (2) infrastructure (i.e., streetscape improvements and parking), and (3) affordable housing, including homeless support infrastructure. Encourage cooperation between County HCD and Redevelopment Agency to provide funding and opportunities for redevelopment and economic enhancement. Continue to support the use of the Isla Vista Master Plan to contribute to the diversity and affordability of the housing stock in the County, adjacent to the County’s largest employer, University of California Santa Barbara.</p>	
<p>Responsible Agency: Planning and Development, Redevelopment Agency</p>	<p>Timeline: Opportunities to be Reviewed on an Annual Basis</p>
<p>Evaluation and Status</p>	
<p>Status: In Progress.</p> <p>Evaluation: All Redevelopment Agencies in the State of California, including the Isla Vista Redevelopment Agency (IVRDA, or RDA), were eliminated on February 1, 2012 pursuant to ABX1 26 (“Dissolution Act”). On January 10, 2012, the Santa Barbara County Board of Supervisors directed the County to become the “Successor Agency” to the former RDA. Prior to the</p>	

dissolution of the RDA, the County worked with the RDA to support its redevelopment programs in Isla Vista.

The County prepared minor amendments to the IVMP, such as amending policies addressing on-street parking, analyzing the potential cumulative effects of GHG emissions, and removing of references to the IVRDA throughout the IVMP due to the dissolution of the agency on February 1, 2012 pursuant to ABX1 26 (“Dissolution Act”). **The Board of Supervisors is expected to** reconsider and resubmit the IVMP and zoning amendments to the Coastal Commission in Spring 2015. A complete discussion of affordable unit development in Isla Vista is included in Chapter 6 – *Land Inventory Analysis and Quantified Objective* of the 2015-2023 Housing Element.

Continue/Modify/Remove: The text for Program 1.7 has been revised to identify the County as “Successor Agency” to the IVRDA, and clarify the description and intent of the Program. Program 1.7 is proposed to continue as Program 1.7 – RDA Successor Agency Funds, in Chapter 5 – *Housing Goals, Policies, and Programs* of the 2015-2023 Housing Element.

Program 1.8: Continue to support and expand the use of the Innovative Building Review Program (IBRP) to streamline the plan check process for projects meeting energy efficiency requirements. The existing IBRP supplies public information regarding energy efficient construction techniques and allows fast track permitting for projects with energy efficient designs. The program shall continue to be updated in response to changing development trends and technological progress regarding energy efficient building design.

Responsible Agency: Planning and Development

Timeline: Ongoing

Evaluation and Status

Status: In Progress. The Energy and Climate Action Plan (ECAP) project includes an update of the IBRP by amending the existing program language into the Energy Element of the Comprehensive Plan, and also enhancing marketing of the program. The County is currently restructuring the IBRP to better fit the needs of developers and to be easily updated in the future as energy regulations change. Staff presented the proposed project to the Montecito Planning Commission on April 16, 2014, to County Planning Commission on May 7, 2014, and to the County Board of Supervisors on July 1, 2014. The Board of Supervisors approved the following proposed updates:

1. **Changed Name:** The Green Building Program is to be rebranded to enhance usage. The name would be changed from the “Innovative Building Review Program” to “Smart Build Santa Barbara” (SB2).
2. **Revised Tiers:** Specific tier language that triggers the Energy Element amendments to be replaced with generic language. The specific tier requirements would be located in the program checklist separate from the Energy Element.

3. Included CALGreen Checklist: Changes to CALGreen have been incorporated into the **Program’s checklist in order to update the building and energy standards required for** Program applications. Future updates to **the Program’s checklist will be made concurrently** with updates to both Title 24 and CALGreen.

Evaluation: SB² is a free, voluntary program that encourages applicants early in the planning process to make their new or existing developments more energy efficient and sustainable. SB² also promotes development that exceeds the California Energy Efficiency State Standards (also known as Title 24). The ultimate goal of SB² is to encourage applicants to build developments that use little energy, which are 100% supplied by renewable sources, without forsaking comfort and reasonable building costs.

Participation in SB² is available for any project in Santa Barbara County. Participants will receive free advice on energy-efficient strategies and will receive incentives for meeting SB² **energy’s** efficient criteria. As further incentive, all development plans that meet one of the two voluntary **tiers and CALGreen’s mandatory requirements will receive a Santa Barbara County Smart Building Award Certificate.** Additional incentives for reaching the two tiers include:

1. Tier 1: 50% reduction in energy plan check fee, expedited Building & Safety Division plan check review process (average 30%-50% time reduction), and use of SB² logo for marketing.
2. Tier 2: All Tier 1 incentives and Resolution of Commendation from the County Board of Supervisors.

Continue/Modify/Remove: The text for Program 1.8 has been revised to clarify the description and intent of the Program. Program 1.8 is proposed to continue as Program 1.8 – Permit Streamlining for Energy Efficiency, in Chapter 5 – *Housing Goals, Policies, and Programs* of the 2015-2023 Housing Element.

Program 1.9: Seek opportunities to finance and support energy efficiency and renewable energy improvements for the market-rate and affordable housing stock in the County. Examples to be considered as part of this program include adoption of a Climate Action Strategy as directed by the Board in the Long Range Planning 2009-2010 Work Program, implementation of a municipal energy efficiency financing district, and strategies to prioritize County affordable housing resources for projects that encourage energy efficiency improvements.

Responsible Agency: Planning and Development

Timeline: Within three years of the adoption of the 2009-2014 Housing Element

Evaluation and Status

Status: In Progress

Evaluation: The Climate Action Strategy (CAS) is being developed to address greenhouse gas (GHG) emissions pursuant to the Board of Supervisors’ March 2009 direction “...to take

immediate, cost effective, and coordinated steps to reduce the County’s collective GHG emissions.”

The CAS provides a community GHG emissions inventory for the unincorporated County and a set of recommendations for the County to reduce county-wide GHG emissions as part of a two-phase project. The project began with the Climate Action Study (Study) approved in Summer 2011, followed by an Energy and Climate Action Plan (ECAP).

The Study involved the preparation of an inventory of sources of GHG emissions that are subject to permitting by the County; and provides a preliminary list of potential emission reduction measures. The proposed ECAP includes a baseline GHG emissions inventory, a forecast of emissions to 2020 and 2035, a GHG reduction target of 15% below baseline emissions by 2020, a set of emission reduction measures to meet the target, and a methodology for tracking and reporting emissions in the future. The emission reduction measures proposed in the ECAP consist of voluntary, phased, and mandatory measures. The Board of Supervisors is expected to consider adopting the ECAP in Fall 2014.

Continue/Modify/Remove: The text for Program 1.9 has been revised to clarify the description and intent of the Program. Program 1.9 is proposed to continue as Program 1.9 – Energy Efficiency Policy and Financing, in Chapter 5 – *Housing Goals, Policies, and Programs* of the 2015-2023 Housing Element.

Program 1.10: Amend applicable County regulations to comply with the provisions of State Density Bonus Law, which is intended to increase the economic feasibility of affordable housing development for extremely low, very-low and low income households. Specifically, amend Article II (Coastal Zoning Ordinance) to allow up to a 35% density bonus for applicable projects. The current Article II regulations only allow a 25% density bonus.

Responsible Agency: Planning and Development

Timeline: Within Three Years of the Adoption of the 2009-2014 Housing Element

Evaluation and Status

Status: Pending.

Evaluation: Budget and staff reductions prevented the County from implementing Program 1.10 during the 2009-2014 Housing Element planning period.

Continue/Modify/Remove: Program 1.10 is proposed to continue as Program 1.10 – State Density Bonus Law Consistency, in Chapter 5 of the 2015-2023 Housing Element. In addition to the SDBL, the County added a new program for the 2015-2023 Housing Element, Program 1.12 – Supplemental Density Bonus, to provide additional density bonus in specific zones beyond that allowed by SDBL.

Program 1.11: Provide consultations for project applicants who want to incorporate the use of the State Density Bonus Law (SDBL) as part of their housing project. Staff will provide general

<p>knowledge on the use and applicability of the SDBL and assist project applicants in utilizing SDBL to enhance their housing project.</p>	
<p>Responsible Agency: Planning and Development</p>	<p>Timeline: Ongoing</p>
<p>Evaluation and Status</p>	
<p>Status: In Progress</p> <p>Evaluation: The P&D staff provides one-on-one consultations and pre-application conferences with interested developers to provide detailed information about the SBDL, and a thorough overview of the County’s application and review process. The consultations and conferences help developers to prepare complete applications, which, in turn, may minimize delays in the development review process. During the 2009-2014 Housing Element planning period, the County developed 33 affordable units through 6 projects as a result of the SDBL.</p> <p>Continue/Modify/Delete: The text for Program 1.11 has been revised to clarify the description and intent of the Program. Program 1.11 is proposed to continue as Program 1.11 – Density Bonus Consultations, in Chapter 5 – <i>Housing Goals, Policies, and Programs</i> of the 2015-2023 Housing Element.</p>	
<p>Program 1.12: The County shall continue, and where feasible expand, its partnership with nonprofit housing providers such as the Housing Authority and Peoples’ Self-Help Housing. This partnership should be specifically leveraged to provide additional housing opportunities which are affordable at extremely-low income levels. Opportunities such as the use of State Density Bonus Law and the County’s Development Incentives listed in Appendix F should be utilized to encourage the development of such affordable housing. The County shall also consider the use CDBG, Housing Trust Fund, or similar funding sources to support the development of housing which is affordable at extremely-low income levels.</p>	
<p>Responsible Agency: County HCD, and Redevelopment Agency</p>	<p>Timeline: Provide opportunity for annual consultations upon stakeholder request</p>
<p>Evaluation and Status</p>	
<p>Status: In Progress</p> <p>Evaluation: County P&D established a Building Industry Advisory Group (BIAG) consisting of local developers, builders, and housing advocates. The BIAG meets on a monthly basis with the P&D Director to discuss current planning and development activities and issues, such as affordable housing.</p> <p>The County continues to use the State Density Bonus Law, and County’s Development Incentives listed in Appendix C of the 2009-2014 Housing Element, to encourage affordable housing development. County HCD also continues to administer HOME Program, CDBG Program, and Housing Trust Funds to address a broad spectrum of the County’s diverse housing needs.</p>	

Continue/Modify/Remove: Program 1.12 is proposed to continue as Program 1.13 – Affordable and Quality Housing Development, in Chapter 5 – *Housing Goals, Policies, and Programs* of the 2015-2023 Housing Element.

Program 1.13: The County shall continue to utilize the Isla Vista Master Plan (IVMP) in combination with redevelopment funds and equivalent resources to promote the creation of additional housing stock within the South Coast housing market area. Specifically, the County shall encourage the development of varied housing types which assist in satisfying the full spectrum of the County’s housing needs, including housing for families (e.g. two-bedroom units or larger) and low income households.

Responsible Agency: County HCD, and Redevelopment Agency

Timeline: Annually review the effectiveness of the IVMP to provide housing units which satisfy the County’s various housing needs. Specifically, the Annual Report process should evaluate the IVMP’s effectiveness in providing a variety of housing types including housing for families (e.g. two-bedroom units or larger) and multifamily developments suitable in size (at least 20-30 units) to facilitate an assisted housing project with 100% of the units affordable to lower-income households. If Annual Reports on housing indicate that the IVMP is continually producing less housing than anticipated in the County’s Land Inventory, or a predominance of a single housing type which fails to meet the housing needs of the community, then additional rezones, overlays, or similar actions for the purpose of creating additional housing opportunities should be considered as part of the community planning process.

Evaluation and Status

Status: In Progress

Evaluation: The Board of Supervisors adopted the IVMP in 2007. The IVMP encourages lower income housing by establishing incentive programs for revitalization, infill, and mixed-use development in the downtown area, and multifamily residential development in the central and northern areas. Isla Vista is located in the Coastal Zone. As a result, the IVMP and associated zoning amendments cannot take effect until certified by the Coastal Commission.

The Board of Supervisors submitted the IVMP to the Coastal Commission for certification after its adoption in 2007. The Coastal Commission reviewed the IVMP for consistency with the California

Coastal Act of 1976 and determined that some modifications were necessary before it could certify the Plan. The County prepared minor amendments to the IVMP, such as amending policies addressing on-street parking, analyzing the potential cumulative effects of GHG emissions, and removing of references to the IVRDA throughout the IVMP due to the dissolution of the agency **on February 1, 2012 pursuant to ABX1 26 ("Dissolution Act")**. The Board of Supervisors is expected to reconsider and resubmit the IVMP and zoning amendments to the Coastal Commission in the Spring 2015.

During the 2009-2014 Housing Element planning period, projects in Isla Vista produced a total of 203 housing units, 74 of those units are affordable to low income households.

Continue/Modify/Remove: The text for Program 1.13 has been revised to clarify the description and intent of the Program. Program 1.13 is proposed to continue as Program 1.14 – Isla Vista Monitoring, in Chapter 5 – *Housing Goals, Policies, and Programs* of the 2015-2023 Housing Element.

Goal 2 - Expand Housing for Special Needs Groups	
<p>Policy 2.1 - Encourage housing that meets the requirements of special needs households, as identified per State law, and promotes housing diversity (i.e., size, type, tenure, location, and affordability levels).</p>	
<p>Program 2.1: Provide housing consultation services to help applicants understand the regulatory environment, applicable State laws and incentives, and local policies and incentives impacting the development of special needs housing, including the County reasonable accommodation procedure.</p>	
<p>Responsible Agency: Planning and Development</p>	<p>Timeline: Ongoing</p>
Evaluation and Status	
<p>Status: In Progress</p> <p>Evaluation: The P&D staff provides one-on-one consultations and pre-application conferences with interested developers to provide detailed information about development regulations, policies, and incentives.</p> <p>Continue/Modify/Remove: Program 2.1 is proposed to continue as Program 2.1 – Applicant Consultations, in Chapter 5 – <i>Housing Goals, Policies, and Programs</i> of the 2015-2023 Housing Element.</p>	
<p>Program 2.2: Continue to facilitate ministerial permit opportunities for emergency shelters and supportive housing, consistent with the provisions of Chapter 633, Statutes of 2007 (SB²) which amended Government Code Sections 65582, 65583, and 65589.5. Currently, emergency shelters and supportive housing are treated as residential uses, are allowed with a ministerial Land Use Permit, and are subject to the same permitting process as other housing within the C-3 zone. As discussed in Chapter 3 of this Housing Element, adequate sites exist within this zoning designation to accommodate new emergency shelters and permit procedures are in compliance with State housing law.</p>	
<p>Responsible Agency: Planning and Development, County HCD</p>	<p>Timeline: Ongoing</p>
Evaluation and Status	
<p>Status: In Progress</p> <p>Evaluation: The County allows emergency shelters as a permitted use with a required Land Use or Coastal Permit in the following zone districts: High Density Student Residential (SR-H) within the Coastal Zone, General Commercial (C-3), Service Commercial (CS), Industrial Research Park (M-RP), Industrial Research Park (M-RP) within the Coastal Zone, Light Industry (M-1), and</p>	

Mixed Use (MU). The County also allows emergency shelters with a discretionary permit in the following zone districts: Retail Commercial (C-2), Community Mixed Use-Los Alamos (CM-LA), and Retail Commercial (C-2) within the Coastal Zone. Chapter 6 – *Land Inventory and Quantified Objective* of the 2015-2023 Housing Element, and Appendix B identifies all available sites to accommodate emergency shelters.

Continue/Modify/Remove: Program 2.2 has been revised to remove regulatory barriers to development of combined emergency shelters, SRO projects, treatment facilities, and temporary housing serving special needs individuals and families. The revised program will incorporate SB 745 (Chapter 182, Statutes of 2013) which amended Government Code section 65582. SB 745 amended Government Code to include definitions for “supportive housing,” “target population,” and “transitional housing.” Program 2.2 is proposed to continue as revised Program 2.2 – Revise Special Needs Housing Regulations, in Chapter 5 – *Housing Goals, Policies, and Programs* of the 2015-2023 Housing Element.

Program 2.3: Amend the County’s Land Use and Development Code (LUDC) to be consistent with Health and Safety Code Sections 17021.5 and 17021.6 regarding farmworker housing developed by State-licensed agricultural operators. Section 17021.5 requires that any employee housing providing accommodations for six or fewer employees be deemed a single-family structure, while Section 17021.6 requires that employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household be deemed an agricultural use. As such, no conditional use permit, zoning variance, or other zoning clearance or business taxes, local registration fees, use permit fees, or other fees shall be subject to these housing types which are not typically subject to uses of the same type in the same zone. The County will amend the necessary LUDC sections, with policy assistance provided by the Office of Long Range Planning.

Responsible Agency: Planning and Development

Timeline: Within four years of housing element adoption

Evaluation and Status

Status: Complete

Evaluation: On June 1, 2010, Agricultural Permit Streamlining Amendments to the LUDC acknowledged that Health and Safety Code sections 17021.5 and 17021.6 prevail when local regulations applicable to Agricultural Employee Housing conflict with State employee housing law. Amendments to the LUDC changed permit requirements for housing on agricultural zoned land as follows: (1) in the AG-I and AG-II zones, permits for housing for up to four agricultural employees and their families were changed from the discretionary Minor Conditional Use Permit (MCUP) to a ministerial Land Use Permit (LUP), and (2) in the AG-1-5, AG-1-10, and AG-1-20 zones, permits for a detached RSU were changed from a discretionary MCUP to a ministerial LUP. Planning and Development monitors applications for agricultural housing for consistency with State and local regulations, including employee housing law.

Continue/Modify/Remove: The text for Program 2.3 has been revised to clarify the description and intent of the Program. Program 2.3 is proposed to continue as Program 2.3 – Farmworker Employee Housing Law Consistency Amendments, in Chapter 5 – *Housing Goals, Policies, and Programs* of the 2015-2023 Housing Element.

Program 2.4: The County shall provide increased opportunities for the development of farmworker housing. This should include the provision of funding sources such as the Joe Serna Jr Farmworker Housing Grant Program, where available. Additionally, the County should continue to consider actions which will further streamline the permit process for agricultural employee housing. The County shall also provide opportunities for stakeholder input from growers, ranch owners, and other agricultural operators regarding the need and opportunities for additional farmworker housing.

Responsible Agency: Planning and Development, and County HCD

Timeline: Provide Opportunity for Annual Consultations upon Stakeholder Request

Evaluation and Status

Status: In Progress

Evaluation: On June 1, 2010, the County added Agricultural Permit Streamlining Amendments to the LUDC, which changed permit requirements for housing on agricultural zoned land as follows: (1) in the AG-I and AG-II zones, permits for housing for up to four agricultural employees and their families were changed from a discretionary Minor Conditional Use Permit (MCUP) to a ministerial Land Use Permit (LUP); and (2) in the AG-1-5, AG-1-10, and AG-1-20 zones, permits for a detached RSU were changed from a discretionary MCUP to a ministerial LUP.

The County Agricultural Commissioner’s Office and P&D organize and attend monthly public meetings of the Agricultural Advisory Committee (AAC). The AAC is appointed by the Board of Supervisors to advise the County regarding agricultural issues including farmworker housing and seasonal worker housing. County HCD monitors the Notice of Funding Availability (NOFA) announcements for potential funding opportunities.

Continue/Modify/Remove: Program 2.4 is proposed to continue as Program 2.4 – Farmworker Housing, in Chapter 5 – *Housing Goals, Policies, and Programs* of the 2015-2023 Housing Element.

Program 2.5: Provide opportunities for administrative relief for housing projects that accommodate the needs of persons with disabilities and their families, consistent with Chapter 671, Statutes of 2001 (SB 520), which amended Government Code Section 65583(c)(3). Subject to Appendix B of this Housing Element, the requirements of applicable County zoning ordinances shall be waived by the Director of Planning & Development (or applicable Review Authority), if necessary, to comply with Federal and/or State fair housing and disability laws relating to reasonable accommodations for persons with disabilities.

To increase the effectiveness of this practice, the County “Reasonable Accommodation” procedure shall be incorporated into the County Land Use and Development Code. The procedure will identify applicability, application requirements, review authority, the review procedure, and findings that will serve as the basis for the decision to grant or deny requests for reasonable accommodation. In addition, it will identify the process for appeals of the determination.

Responsible Agency: Planning and Development

Timeline: Within four years of the adoption of the element

Evaluation and Status

Status: In Progress

Evaluation: “Reasonable Accommodation” procedure was not incorporated into the LUDC during the 2009-2014 Housing Element planning period due to a reduced budget.

Continue/Modify/Remove: Program 2.5 is proposed to continue as Program 2.5 – Fair and Safe Special Needs Housing, in Chapter 5 – *Housing Goals, Policies, and Programs* of the 2015-2023 Housing Element.

Goal 3 - Provide Fair Access to Housing	
Policy 3.1 - Promote equal housing opportunities for all persons in all housing types (ownership and rental, market-rate and assisted).	
Program 3.1: Continue existing programs to provide a referral process and/or contracts with legal services for fair housing issues. The County currently contributes General Fund resources to the City of Santa Barbara for regional fair housing legal services. Additionally, the County will consider contributing additional funding to appropriate private legal service agencies to provide active fair housing legal services countywide.	
Responsible Agency: County HCD	Timeline: Ongoing
Evaluation and Status	
Status: In Progress.	
Evaluation: The County has contracted with the City of Santa Barbara for Rental Housing Mediation Task Force (RHMTF) services since 1999. RHMTF is housed at the City of Santa Barbara. The annual contract amount of \$25,000, a total of \$125,000 during the 2009-2014 Housing Element planning period, from the County's General Fund allowed RHMTF to continue fair housing efforts.	
During 2009-2014, RHMTF provided unduplicated services to 1,364 residents in unincorporated Areas of Santa Barbara County. These residents and landlords were provided information covering the rules and regulations regarding tenant/landlord rights and responsibilities covering many issues – including discrimination which is a component of Fair Housing. If fair housing issues were not addressed by RHMTF, clients were referred either to the Legal Aid Foundation of Santa Barbara County or California Legal Rural Assistance (CLRA).	
Continue/Modify/Remove: Program 3.1 is proposed to continue as Program 3.1 – Fair Housing Legal Services, in Chapter 5 of the 2015-2023 Housing Element.	
Program 3.2: Bolster support of the existing Fair Housing Public Outreach program by providing increased information via County websites, public pamphlets, informational handouts, and other means. In addition to public outreach conducted by the County, any contract for private fair housing legal services will require a public outreach component. This public outreach program shall be conducted in multiple languages and designed to provide information to community members from all special needs, ethnic, cultural, and economic spectrums.	
Responsible Agency: County HCD	Timeline: Within three years of housing element adoption
Evaluation and Status	
Status: In Progress	
Evaluation: County HCD website provides information to residents who are interested in affordable housing resources. The information on the website covers a wide range of topics	

including: grant funding available to the County for affordable housing programs; contacts to handle tenant/landlord disputes and housing discrimination information; emergency housing/shelters; affordable home ownership opportunities; foreclosure assistance; youth transitioning from foster care. In addition to the information available on the County website, the County provides funding to the Rental Housing Mediation Task Force, which provides fair housing materials to the public. The County Board of Supervisors also annually supports a resolution to recognize April as Fair Housing Month.

Continue/Modify/Remove: Program 3.2 is proposed to continue as Program 3.2 – Fair and Safe Housing, in Chapter 5 – *Housing Goals, Policies, and Programs* of the 2015-2023 Housing Element.

Goal 4 - Preserve the Affordable Housing Stock and Cultivate Financial Resources	
<p>Policy 4.1 - Preserve the affordable housing stock, maintain its affordability, improve its condition, and prevent future deterioration and resident displacement. Participate in available Federal and State housing subsidy and assistance programs and use the County's own resources in order to leverage maximum funding for the provision of affordable housing.</p>	
<p>Program 4.1: Continue to access HOME, Community Development Block Grant (CDBG), American Recovery and Reinvestment Act (ARRA), and other resources provided by Federal, State, or regional entities to increase the efficiency of locally-generated IHP in-lieu fees collected for the express purpose of providing new and preserving existing affordable housing opportunities.</p>	
<p>Responsible Agency: County HCD</p>	<p>Timeline: Ongoing</p>
Evaluation and Status	
<p>Status: In Progress.</p> <p>Evaluation: County HCD continued to support affordable housing throughout the county using various state and federal funding sources such as ARRA, HOME, ESG, and CDBG. County HCD also utilized the in-lieu fees generated via County's Inclusionary Housing Program to support projects in the County. The one-time ARRA funding has been expended in its entirety.</p> <p>Continue/Modify/Remove: The text for Program 4.1 has been revised to clarify the description and intent of the Program. Program 4.1 is proposed to continue as Program 4.1 – Government Funding Continuum, in Chapter 5 – <i>Housing Goals, Policies, and Programs</i> of the 2015-2023 Housing Element.</p>	
<p>Program 4.2: The County will consider the need for affordable housing when reviewing the future use or sale of County-owned land. Prior to the sale of County-owned land, the subject property shall be evaluated for potential land use conflicts and other constraints that may make the property inappropriate for residential development. If the property is determined to be appropriate for residential development, the County shall contact applicable departments (such as County HCD and the Redevelopment Agency as well as private and non-profit affordable housing agencies to determine the level of interest and/or feasibility of developing the site with affordable housing.</p>	
<p>Responsible Agency: General Services</p>	<p>Timeline: Ongoing</p>
Evaluation and Status	
<p>Status: In Progress.</p> <p>Evaluation: (Also see Evaluation of Program 1.5.) The Santa Barbara Comprehensive Plan, Land Use Development Policy 4, requires an assessment of infrastructure for future development. The main purpose of Program 1.5 and Program 4.2 is to ensure that all County-owned land is</p>	

reviewed for its potential to provide a public benefit, with a priority placed on affordable housing and infrastructure, prior to any sales or abandonment to private interests.

Continue/Modify/Delete: Program 4.2 is proposed to be combined with Program 1.5 to eliminate redundancy and continued as a revised program, Program 1.5 – Infrastructure Constrains and Priorities for County Owned Land, in Chapter 5 – *Housing Goals, Policies, and Programs* of the 2015-2023 Housing Element. The language of Program 1.5 and Program 4.2 will be clarified to: (1) establish responsible departments, (2) provide a clear review process for the public, staff, and decision-makers, (3) identify clear mechanisms for evaluation of future sales, and (4) identify agencies and non-profits that would provide funding sources for any affordable housing projects, and (5) ensure that all affordable housing projects establish deed restricted covenants to ensure the units remain affordable in perpetuity.

Program 4.3: The County will continue to track affordable rental developments with expiring use restrictions and work with owners to ensure maintained affordability. County HCD will continue to manage a database which tracks the expiration dates of affordable housing covenants and restrictions. Prior to the expiration of these affordability restrictions, County HCD shall explore all opportunities to maintain this affordability. Such opportunities include but are not limited to: provision of rehabilitation funding to the property owner contingent upon an extension of the affordability restrictions, assistance to non-profit housing agencies or any other entities seeking to acquire and maintain government-assisted housing developments at risk of converting to market rate housing, or acquisition of the housing units with available local financing.

Responsible Agency: County HCD

Timeline: Ongoing

Evaluation and Status

Status: In Progress.

Evaluation: The County HCD maintains an excel spreadsheet listing all projects in the County with affordable units. The project list includes the following information on a project specific basis: project funding source(s) (i.e., HOME, CDGS, In-lieu fees, RDA), project name, owner, address, begin and end date for affordability of units, and a total number of affordable units provided by each project. The spreadsheet is used to track projects as they approach the end date of the unit affordability to preserve the affordability.

Continue/Modify/Remove: The text for Program 4.3 has been revised to clarify the description and intent of the Program. Program 4.3 is proposed to continue as Program 4.2 – Avoid Conversion of Affordable Housing to Market Rate, in Chapter 5 – *Housing Goals, Policies, and Programs* of the 2015-2023 Housing Element.

<p>Program 4.4: The County will continue to work with non-profit organizations to implement a housing rehabilitation program for low-income homeowners. County HCD and Redevelopment Agency will continue their existing programs, as funding allows, and partner with local private and non-profit groups to acquire and/or rehabilitate rent-restricted or otherwise affordable housing. As previously discussed in this Housing Element, these programs will support projects similar to the Parkview project in Isla Vista, which rehabilitated 20 low income housing units.</p>	
<p>Responsible Agency: County HCD, and Redevelopment Agency</p>	<p>Timeline: Ongoing</p>
<p>Evaluation and Status</p>	
<p>Status: In Progress.</p> <p>Evaluation: The County coordinated efforts with the IVRDA, to support revitalization and affordable housing development, prior to the redevelopment agency’s dissolution in 2012. The County continues to coordinate resources with non-profit organizations to support affordable housing opportunities. Non-profit organizations include, but not limited to, Santa Barbara Community Housing Corporation, Good Samaritan, and Peoples’ Self-Help Housing.</p> <p>Continue/Modify/Remove: The text for Program 4.4 has been revised to clarify the description and intent of the Program. Program 4.4 is proposed to continue as Program 4.3 – Housing Rehabilitation, in Chapter 5 – <i>Housing Goals, Policies, and Programs</i> of the 2015-2023 Housing Element.</p>	
<p>Program 4.5: Continue to support County and private non-profit programs which provide “soft” second mortgages or other financial tools to assist moderate-income, and in some cases, low-income home buyers. The County has already provided a letter of support to the Santa Barbara County Housing Authority enabling continued participation in its existing “soft” second mortgage program. The County shall continue to explore opportunities to support and secure additional funding for such programs.</p>	
<p>Responsible Agency: Planning and Development, County HCD, and Redevelopment Agency</p>	<p>Timeline: Ongoing</p>
<p>Evaluation and Status</p>	
<p>Status: On Hold.</p> <p>Evaluation: The County of Santa Barbara Homebuyer Assistance Program (HAP) was developed in 1996 to assist first-time low income homebuyers who could not otherwise afford to buy a home. In summary, the HAP provides a subsidized second mortgage loan to bridge the gap between the price of the home and the maximum amount the homebuyer can borrow with a first mortgage loan. The HAP establishes eligibility requirements and limits the amount of individual second mortgage loans. Second mortgage loans require no repayment until the home is transferred or refinanced.</p>	

In the early and mid-2000s, local real estate prices increased at a double-digit pace. Shortly thereafter, HAP limits on second mortgage loans were insufficient to bridge the gap between home prices and low-income households' ability to purchase homes. As a result, no new HAP loans were made after 2006. Escalating real estate prices continue to make this program infeasible. The County continues to monitor outstanding HAP loans for compliance with the terms of the associated written agreements.

Continue/Modify/Remove: Program 4.5 has been modified to reflect that HAP has not made any loans since 2006. The modified Program 4.5 will enable the County to explore opportunities to reinstate past programs or establish new programs that use "soft second" mortgage loans or other financial tools to help first-time moderate-income and low-income households purchase a home.

Goal 5 - Foster Cooperative Relationships and Efficient Government	
<p>Policy 5.1 - Form collaborative professional working relationships with the public and providers of housing; and assist with the process of accessing and/or providing affordable housing opportunities. Identify and, where feasible, eliminate or reduce governmental constraints to the development of housing.</p>	
<p>Program 5.1: Work cooperatively and form partnerships with Federal, State, and regional agencies, as well as private and non-profit entities to apply for public funding to support projects demonstrating creative strategies to address affordable housing needs.</p>	
<p>Responsible Agency: Planning and Development, County HCD, Redevelopment Agency</p>	<p>Timeline: Provide opportunity for annual consultations upon stakeholder request</p>
Evaluation and Status	
<p>Status: In Progress.</p> <p>Evaluation: County HCD applied for, and received funding from various state and federal funding sources to support affordable housing projects. Funding sources included HOME, ESG, and CDBG. The County also continued to use the remaining funds from the IVRDA as a Successor Agency after the dissolution of all redevelopment agencies in the state.</p> <p>Continue/Modify/Remove: The text for Program 5.1 has been revised to clarify the description and intent of the Program. Program 5.1 is proposed to continue as Program 5.1 – Cooperative Partnerships, in Chapter 5 – <i>Housing Goals, Policies, and Programs</i> of the 2015-2023 Housing Element.</p>	
<p>Program 5.2: Participate in regional planning and housing programs with incorporated cities, public and private housing agencies such as the Housing Authority, Habitat for Humanity, as well as other stakeholders as appropriate. As part of this effort the County shall pursue further partnership programs such as the 10-year Plan to End Chronic Homelessness.</p>	
<p>Responsible Agency: Planning and Development, County HCD, Redevelopment Agency</p>	<p>Timeline: Ongoing</p>
Evaluation and Status	
<p>Status: In Progress.</p> <p>Evaluation: The County has participated in (1) The 10 Year Plan to end Chronic Homelessness, (2) planning through the development of the County’s Five Year 2010-2015 Consolidated Plan, (3) planning with the County Housing Authority on a number of affordable housing projects, including the Pescadero Lofts project in Isla Vista, which used County RDA funds and federal HOME funds, in addition to State Low Income Housing Tax Credits. Also, the Affordable Housing</p>	

Task Force meets quarterly with representatives from Santa Barbara County’s jurisdictions and housing developers (both for- and non-profit).

Continue/Modify/Remove: The text for Program 5.2 has been revised to clarify the description and intent of the Program. Program 5.2 is proposed to continue as Program 5.2 – Regional Housing Programs Participation, in Chapter 5 – *Housing Goals, Policies, and Programs* of the 2015-2023 Housing Element.

Program 5.3: Facilitate public outreach regarding housing opportunities such as Residential Second Units, Farm Employee Dwellings, and permit streamlining. In addition, the County shall provide information on its website and provide literature detailing the opportunities to develop housing which is affordable by design or with price restrictions.

Responsible Agency: Planning and Development

Timeline: Ongoing

Evaluation and Status

Status: In Progress.

Evaluation: The P&D, Long Range Planning Division website serves as a clearinghouse for all housing element related programs and implementation, including coordination with local agencies. The website provides links to the Housing Element, community plans, and zoning ordinances. In addition, the State HCD website provides detailed information about available federal, state, and local funds available for development and rehabilitation of housing that serves the rental and homeownership needs of farmworkers, individuals and families with special needs, and households in all income levels.

Continue/Modify/Remove: The text for Program 5.3 has been revised to clarify the description and intent of the Program. Program 5.3 is proposed to continue as Program 5.3 – Housing Programs Outreach, in Chapter 5 – *Housing Goals, Policies, and Programs* of the 2015-2023 Housing Element.

Program 5.4: Continue to utilize Planning and Development’s process improvement efforts to streamline the County’s permit process and remove regulatory barriers to the development of new housing. Planning and Development will continue to meet, and incorporate input from, community stakeholders and housing developers regarding appropriate streamlining efforts to encourage the permitting of additional housing.

Responsible Agency: Planning and Development

Timeline: Ongoing

Evaluation and Status

Status: In Progress.

Evaluation: During the 2009-2014 Housing Element planning period, the County continued to refine and update its process improvement efforts. Through the Planner Consultation and

Subdivision Review process, P&D provides pre- and post-application consultations with County staff to help identify and answer detailed questions about the planning process, ordinance requirements, and permit procedures.

Continue/Modify/Remove: The text for Program 5.4 has been revised to clarify the description and intent of the Program. Program 5.4 is proposed to continue as Program 5.4 – Process Improvement, in Chapter 5 – *Housing Goals, Policies, and Programs* of the 2015-2023 Housing Element.

Program 5.5: Continue to utilize new technology and data to monitor and assess housing development and the affordability of housing. The County shall continue to develop more efficient housing tracking options in its Accela permit tracking system. The County will also provide support to Federal, State, and regional authorities to successfully implement the 2010 Census which will provide valuable information regarding population and housing.

Responsible Agency: Planning and Development, County HCD

Timeline: Ongoing

Evaluation and Status

Status: In Progress.

Evaluation: County Planning and Development continues to refine and increase public access to its permit process tracking systems with upgrades to Accela permitting software and Geographic Information Systems (GIS) mapping tools. County HCD is implementing Homeless Management Information System (HMIS), a new software program that tracks homeless services, and the ZoomGrants web-based application that enables online grant application submittals and project tracking.

Continue/Modify/Remove: The text for Program 5.5 has been revised to clarify the description and intent of the Program. Program 5.5 is proposed to continue as Program 5.5 – Use Technology to Monitor Programs, in Chapter 5 – *Housing Goals, Policies, and Programs* of the 2015-2023 Housing Element.

5. HOUSING GOALS, POLICIES, AND PROGRAMS

Introduction

Pursuant to Government Code section 65583(b), the Housing Element must set forth a statement of goals and policies to address the preservation, improvement, and development of housing. The goals and policies must also address the needs of all economic segments of the community and individuals and families with special housing needs (Government Code § 65583). In addition, the Housing Element must include a schedule of actions that the County is undertaking, or intends to undertake, to achieve these goals and policies (Government Code § 65583(c)).

Goals, Policies, and Programs

Table 5.1 contains goals, policies, and programs for the 2015-2023 Housing Element planning period. Each section of the table begins with a goal followed by policies and programs.

The goals, policies, and programs were derived primarily from those in the 2009-2014 Housing Element. In large part, the County updated the existing provisions by (1) deleting completed goals, policies, and programs, and, as necessary, (2) amending outdated and/or adding new goals, policies, and programs to address new State law and current and projected housing needs identified in the housing needs assessment and constraints analysis (Chapters 2 and 3).

In total, this policy framework has proven to be an effective means of addressing the housing needs of all economic segments of the unincorporated population, while also upholding local norms and values. In all cases, the County continuously seeks to leverage federal, state, and local financial resources to fund affordable housing programs and promote new housing opportunities through a balanced regulatory approach.

Regional Planning Context

The 2015-2023 Housing Element takes into consideration significant changes to State housing element law implemented in the last six years that prioritize comprehensive regional planning efforts statewide.

California Senate Bill 375 (SB 375) (2008) changed several provisions of housing and transportation law that affect the housing element and regional long-range planning processes. SB 375 requires each metropolitan planning organization (e.g., SBCAG) to demonstrate how its region will integrate transportation, housing, and land use planning to meet the greenhouse gas (GHG) reduction targets set by the California Air Resources Board. In part, this is achieved by tying the timing of the RHNA Plan 2014-2022 and housing element updates for the County and cities in Santa Barbara County to the Santa Barbara County Regional Growth Forecast and Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) updates.

Through this connection, the housing element update process provides an important opportunity for local governments to coordinate housing, transportation, and land use planning. Specifically, the housing element can help implement infill, mixed-use development, and other efficient land-

use strategies; promote and incentivize a variety of housing types affordable to lower income and workforce households; and address climate change by reducing vehicle trips and GHG emissions from passenger vehicles and light trucks.

In July 2013, SBCAG adopted the first RHNA Plan that integrates a new eight-year RHNA and housing element update cycle with the four-year Regional Growth Forecast and RTP/SCS planning periods. SBCAG member jurisdictions, including the County, are required to submit their adopted housing element updates on February 15, 2015, which is 18 months after adoption of the RTP/SCS (Government Code § 65588).

SB 375 had a strong influence on the County's 2015-2023 Housing Element. For example, the County participated in the Regional Growth Forecast, RTP/SCS, and RHNA Plan 2014-2022 update processes, sought public and stakeholder input, and held workshops with decision-makers to help develop goals, policies, and programs for the 2015-2023 Housing Element.

Table 5.1 – 2015-2023 Housing Element Goals, Policies, and Programs

Goal 1: Enhance the Affordability, Diversity, Quantity, and Quality of the Housing Supply	
Policy 1.1: Promote new housing opportunities adjacent to employment centers and the revitalization of existing housing to meet the needs of all economic segments of the community, including extremely low income households, while bolstering the County’s rural heritage and supporting each unincorporated community’s unique character.	
Policy 1.2: Encourage large employers, including corporations, government, institutions, and schools to collaborate with local governments, non-profits, and private interests to fund, develop, and maintain high quality affordable housing to accommodate the region’s workforce.	
Program 1.1: Regional Planning. Promote housing opportunities adjacent to employment centers through regional and local planning efforts, including updates to the Regional Growth Forecast, Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS), Regional Housing Needs Allocation (RHNA) Plan, Congestion Management Plan (CMP), and Bicycle Master Plan. This will help ensure that community values are preserved; commute pressures, vehicle trips, and greenhouse gas emissions are reduced; rural areas are protected; fiscal and economic interests are upheld; and adequate housing is provided for households and individuals at all economic levels and needs.	
<p>Responsible Agency: Planning and Development Department</p> <p>Funding Source: General Fund</p>	<p>Timeline: Ongoing</p>
<p>Program 1.2: Inclusionary Housing. The County shall prepare an annual report that monitors the effectiveness of the Inclusionary Housing Ordinance (IHO) (Ordinance No. 4855, May 14, 2013) in providing housing affordable to lower income households and individuals in the county. To increase the effectiveness of the IHO, the County may consider amending the IHO requirements and fees to address conditions in the housing market.</p> <p>Annual reports will track all projects subject to the IHO. The reports will include fees collected, housing projects funded using IHO fees, and affordability-restricted units produced by the IHO and their contribution to meeting the County’s RHNA at each income level (e.g., very-low, low, and moderate).</p>	
<p>Responsible Agencies: Planning and Development Department and Community Services Department, Housing and Community Development Division.</p>	<p>Timeline: Monitoring of IHO implementation will occur annually through the Planning Director’s Comprehensive Plan Annual Progress Report.</p>

<p>Funding Source: General Fund</p>	
<p>Program 1.3: Community Plan Rezones. Implement community enhancement and revitalization tools where warranted through the community planning process using strategies that promote affordability by design, such as mixed-use, infill, and adaptive reuse. Currently, one community plan update is underway in Eastern Goleta Valley that includes consideration of rezones for affordable housing and community revitalization. The rezones would allow mixed-use development and residential development at a density of 20 units per acre on certain sites in the plan area. Through the update process, staff will continue to provide information, analysis, and recommendations regarding how such tools may contribute to achieving the community’s expressed goals and vision for housing.</p> <p>The County shall utilize the community planning process to identify new potential housing sites. As part of the ongoing community planning process, the County shall explore options to address housing needs by considering the use of form-based codes, overlays, or rezones which are compatible with the surrounding community character. In the context of the community planning process, the County should consider rezones which would establish housing opportunities on 20-30 acres within the County. Within these housing opportunity areas, the County should consider establishing sites which are approximately 2-10 acres in size and have an effective density of 20 units an acre or greater, if such rezones can be found compatible with surrounding development and serviceable by infrastructure capacity.</p>	
<p>Responsible Agency: Planning and Development Department</p> <p>Funding Source: General Fund</p>	<p>Timeline: Ongoing Adoption of the Eastern Goleta Valley Community Plan is scheduled for Summer 2015.</p>
<p>Program 1.4: Tools to Incentivize High-Quality Affordable Housing. The following land use tools shall continue to be considered and/or used through the community planning and development review processes, as well as the zoning ordinances, to provide housing opportunities for all economic segments of the population, including extremely low income households:</p> <ol style="list-style-type: none"> 1. Affordable Housing Overlay (AHO). 2. Policies to encourage the development of unit types that are affordable by design, including residential second units (RSU), farm employee dwellings, infill, and mixed-use development. 3. Permit streamlining efforts overseen by Planning and Development, and priority permit processing for projects with affordable units built on site. 4. Incentives for special types of housing, detailed in Appendix C – Quality Housing Design and Development Incentives. 	

5. Modifications to setback, parking, yard area, or other applicable zoning standards for new affordable housing projects approved via Development Plans or Conditional Use Permits.
6. Board-approved discretionary reductions of development impact fees for projects with demonstrated public benefits, including the provision of onsite affordable and/or special needs housing.
7. Incentives for construction of RSUs priced affordable to lower income, moderate, workforce, and senior households, including reducing or waiving development impact mitigation fees and reducing parking requirements (e.g., allow tandem parking, allow parking within setbacks).

Responsible Agency:
Planning and Development Department

Funding Source:
General Fund

Timeline:
The County shall consider these projects during the first three years of the 2015-2023 Housing Element planning period.

Program 1.5: Infrastructure Constraints and Priorities for Disposal of County Land.

Pursuant to Government Code section 54222(a), when disposing of surplus County land, the County shall give priority to any offer to purchase or lease the land for developing low or moderate income housing and any associated infrastructure (e.g., water, sewer). Priority shall be given to development of the land to provide affordable housing for lower income elderly or disabled persons or households, and other lower income households.

To help implement this program, the County General Services, Real Property Division shall send a written offer to sell or lease the surplus land for the purpose of developing low and moderate income housing and any associated infrastructure to local public entities and housing sponsors prior to disposing of the land. [Government Code section 54222(a)]

As part of the conformity review under Government Code section 65402, the County Planning Commission shall make findings that the County General Services, Real Property Division has complied with the requirements of Government Code section 54222(a), including sending an offer to sell or lease the surplus land to local public entities and housing sponsors.

Responsible Agency:
General Services, Real Estate Services,
Planning and Development Department,
County Planning Commission.

Funding Source:
General Fund

Timeline:
Ongoing

Program 1.6: Housing Design. Ensure quality housing design and neighborhood compatibility by continuing to require, where applicable, that projects undergo review by regional Boards of Architectural Review for consistency with applicable design guidelines and findings for Design Review.

<p>Responsible Agency: Planning and Development Department</p> <p>Funding Source: General Fund</p>	<p>Timeline: Ongoing</p>
<p>Program 1.7: Isla Vista Master Plan. The County shall revise, readopt, and resubmit the Isla Vista Master Plan (IVMP) to the California Coastal Commission for certification. The IVMP will promote workforce housing and contribute to the diversity and affordability of the housing stock in the county, adjacent to the county’s largest employer, University of California – Santa Barbara.</p>	
<p>Responsible Agency: Planning and Development Department</p> <p>Funding Source: General Fund</p>	<p>Timeline: Revise, readopt, and resubmit the IVMP to the California Coastal Commission for certification in Spring 2015.</p>
<p>Program 1.8: Permit Streamlining for Energy Efficiency. Continue to support and expand the use of the County’s Smart Build Santa Barbara Program (SB²) to streamline the permit process for projects meeting energy efficiency requirements. The existing SB² is a free, voluntary program which provides incentives to applicants to incorporate energy-efficient and green building techniques in their building plans.</p>	
<p>Responsible Agency: Planning and Development Department</p> <p>Funding Source: Building Permit Fees</p>	<p>Timeline: Ongoing</p>
<p>Program 1.9: Energy Efficiency Policy and Financing. Seek opportunities to finance and support energy efficiency and renewable energy improvements for the market rate and affordable housing stock in the County. Examples to be considered as part of this program include (1) adopting an Energy and Climate Action Plan, (2) pursuing a feasibility study to establish a Community Choice Aggregation partnership with cities and counties in the region, and (3) prioritizing the expenditure of County affordable housing funds for projects that encourage energy efficiency improvements.</p> <p>Continue to support the emPower, a program developed by Santa Barbara County to help homeowners countywide overcome obstacles to making energy saving improvements to their homes. emPower provides a variety of services to homeowners, including rebates, low-interest, and unsecured financing.</p>	
<p>Responsible Agency: Planning and Development Department</p> <p>Funding Source: General Fund</p>	<p>Timeline: Within three years of the adoption of the 2015-2023 Housing Element.</p>

Program 1.10: State Density Bonus Law Consistency Amendments. Amend applicable County regulations to comply with the provisions of State Density Bonus Law (SDBL), which is intended to increase the economic feasibility of affordable housing development for extremely low, very-low, and low income households. Specifically, amend Article II (Coastal Zoning Ordinance) to allow up to a 35% density bonus for applicable projects. The current Article II regulations only allow a 25% density bonus.

Responsible Agency:
Planning and Development Department

Funding Source:
General Fund

Timeline:
Within three years of the adoption of the 2015-2023 Housing Element and concurrent with implementing Program 1.14 - Supplemental Density Bonus.

Program 1.11: Density Bonus Consultations. Provide consultations for project applicants who want to incorporate the use of the SDBL as part of their housing project. Staff will provide general knowledge on the use and applicability of the SDBL and assist project applicants in utilizing SDBL to enhance their housing project.

Responsible Agency:
Planning and Development Department

Funding Source:
General Fund

Timeline:
Ongoing

Program 1.12: Affordable and Quality Housing Development Incentives. The County shall continue, and where feasible expand, its partnership with nonprofit housing providers, such as the Housing Authority of Santa Barbara County, Peoples' Self Help, and Good Samaritan Shelter. These partnerships should be specifically leveraged to provide additional housing opportunities that are affordable at extremely low to low income levels. Opportunities such as the use of State Density Bonus Law, County development incentives (Appendix C), and County Inclusionary Housing Ordinance in-lieu fees should be utilized to encourage the development of such affordable housing. The County shall also consider the use of HOME Investment Partnerships (HOME) or similar funding sources to support the development of housing which is affordable to extremely-low to low income households and individuals.

Responsible Agency:
Community Services Department, Housing and Community Development Division.

Funding Source:
HOME and similar funding sources

Timeline:
Ongoing
Provide opportunity for consultations upon request of housing providers.

Program 1.13: Isla Vista Monitoring. The County shall implement the Isla Vista Master Plan (IVMP) and shall consider using federal, state, and local funding to promote the creation of additional housing stock within the Isla Vista plan area. Specifically, the County shall

encourage the development of varied housing types which assist in satisfying the full spectrum of the county's housing needs, including housing for families (e.g., two-bedroom units or larger) and low income households.

Responsible Agency:

Planning and Development Department and Community Services Department, Housing and Community Development Division.

Funding Source:

HOME and similar funding sources

Timeline:

Annually review the effectiveness of the IVMP to provide housing units that satisfy the county's various housing needs. Specifically, the Annual Progress Report should **evaluate the IVMP's** effectiveness in providing a variety of housing types including housing for families (e.g., two-bedroom units or larger) and multifamily developments suitable in size (at least 20-30 units) to facilitate an assisted housing project with 100% of the units affordable to lower-income households. If Annual Progress Reports on housing indicate that the IVMP is continually producing less housing than anticipated in the **County's** land inventory, or a predominance of a single housing type which fails to meet the housing needs of the community, then additional rezones, overlays, or similar actions for the purpose of creating additional housing opportunities should be considered as part of the community planning process.

Program 1.14: Supplemental Density Bonus. The County shall consider developing a supplemental density bonus program that would provide additional density bonus in specific zones beyond that allowed by State Density Bonus Law for up to a 100% total density increase for projects that provide units affordable to low and very-low income, special needs, senior, and workforce households and individuals.

Responsible Agency:

Planning and Development Department

Funding Source:

General Fund

Timeline:

Within three years of the adoption of the 2015-2023 Housing Element and concurrent with implementing Program 1.10.

Program 1.15: Mixed Use Zone. The County shall consider developing a mixed-use zone that allows a mix of residential, commercial retail, services, and office uses and that can be applied to land either within a designated urban area or underutilized urbanized area with a potential for the creation of a commercial or town center and to facilitate priority affordable, special needs, senior, and workforce housing near job centers. The mixed-use zone could include a variable residential density incentive that rewards appropriate design through the provision of additional units at higher densities and smaller unit sizes. Options could also

include form based building standards, such as zero lot lines and minimum mass requirements.	
<p>Responsible Agency: Planning and Development Department</p> <p>Funding Source: General Fund</p>	<p>Timeline: Within two years of adoption of the 2015-2023 Housing Element.</p>
<p>Program 1.16: Design Residential (DR) Zone Modifications. Consider modification of the open space requirements and restrictions of the Design Residential (DR) zone standards to incentivize production of priority affordable, special needs, and senior housing development consistent with the surrounding context and Comprehensive Plan. The modifications may also include reductions in standards for parking, open space, and paved areas (not included in open space).</p>	
<p>Responsible Agency: Planning and Development Department</p> <p>Funding Source: General Fund</p>	<p>Timeline: Within one year of adoption of the 2015-2023 Housing Element.</p>
<p>Program 1.17: Minimum Density Residential Zone. Develop a county-wide minimum density residential zone that allows “by right” development of housing at minimum densities deemed affordable by State housing element law.</p>	
<p>Responsible Agency: Planning and Development Department</p> <p>Funding Source: General Fund</p>	<p>Timeline: Prior to the end of the 2015-2023 Housing Element planning period.</p>
<p>Program 1.18: Water and Sewer Service Priority for Affordable Housing. Pursuant to Government Code section 65589.7, the County shall immediately deliver the adopted Housing Element and any subsequent amendments to all public agencies or private entities that provide water or sewer services for municipal and industrial uses, including residential within the unincorporated county. The County shall work with each public agency or private entity providing water or sewer services to verify that it grants a priority for the provision of these services to proposed developments that include housing units affordable to lower income households.</p> <p>This program should be implemented according to the information in the California Department of Housing and Community Development’s memorandum on Senate Bill 1087, Water and Sewer Service Priority for Housing Affordable to Lower-Income Households, dated May 22, 2006.</p>	

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Responsible Agency:

Planning and Development Department

Funding Source:

General Fund

Timeline:

Ongoing

Within one month of adoption of the 2015-2023 Housing Element.

Goal 2: Promote, Encourage, and Facilitate Housing for Special Needs Groups	
Policy 2.1: Encourage housing that meets the requirements of special needs households, as identified per State law, and promote housing diversity (i.e., size, type, tenure, location, and affordability levels).	
Program 2.1: Applicant Consultations. Provide housing consultation services to help applicants understand the regulatory environment, applicable State laws and incentives, and local policies and incentives affecting the development of special needs housing, including the County’s Reasonable Accommodation Policy in Appendix A of this Housing Element.	
Responsible Agency: Planning and Development Department	Timeline: Ongoing
Funding Source: General Fund	
Program 2.2: Special Needs Housing Regulations. Consider amending the County zoning ordinances to allow combined emergency shelters, single room occupancy projects (SRO), treatment facilities, and temporary housing with a ministerial permit in certain zones. This program would remove regulatory barriers to development and ensure compliance with the provisions and definitions included in Government Code sections 65582, 65583, and 65589.5, Senate Bill 2 (Chapter 633, Statutes of 2007) and Assembly Bill 745 (Chapter 183, Statutes of 2013).	
Responsible Agencies: Planning and Development Department and Community Services Department, Housing and Community Development Division.	Timeline: Within two years of the adoption of the 2015-2023 Housing Element and concurrent with Program 2.5.
Funding Source: General Fund	
Program 2.3: Farmworker Employee Housing Law Consistency Amendments. Amend the County’s Coastal Zoning Ordinance (CZO) to be consistent with Health and Safety Code Sections 17021.5 and 17021.6 regarding farmworker housing developed by state-licensed agricultural operators. Section 17021.5 requires that any employee housing providing accommodations for six or fewer employees be deemed a single-family structure, while Section 17021.6 requires that employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single-family or household be deemed an agricultural use. As such, no conditional use permit, zoning variance, zoning clearance or business taxes, local registration fees, use permit fees, or other fees shall be applied to these housing types which are not typically subject to uses of the same type in the same zone.	

(Note: The County Land Use and Development Code (LUDC) was amended on June 1, 2010 to address consistency with Health and Safety Code Sections 17021.5 and 17021.6. However, the Coastal Zoning Ordinance has not been amended.)

Responsible Agency:

Planning and Development Department

Funding Source:

General Fund

Timeline:

Within two years of the adoption of the 2015-2023 Housing Element submit amended CZO to California Coastal Commission for certification.

Program 2.4: Farmworker Housing. The County shall consider providing increased opportunities for the development of farmworker housing, including the provision of funding sources such as the Joe Serna Jr. Farmworker Housing Grant Program. In addition, the County should continue to consider actions which will further streamline the permit process for farmworker housing. The County shall also provide opportunities for stakeholder input from growers, ranch owners, and other agricultural operators regarding the need and opportunities for additional farmworker housing.

Responsible Agency:

Planning and Development Department and Community Services Department, Housing and Community Development Division.

Funding Source:

General Fund and Federal and State Housing Funds.

Timeline:

Ongoing
Provide opportunity for consultations upon request of stakeholders.

Program 2.5: Fair and Safe Special Needs Housing. Consistent with Government Code Section 65583(c)(3), address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing projects that accommodate the needs of persons with disabilities. **Subject to the County's** Reasonable Accommodation Policy in Appendix A of this Housing Element, the Director of Planning and Development (or applicable review authority) shall, if necessary, waive or modify the requirements of the applicable zoning ordinance to comply with federal and/or state fair housing and disability laws that ensure reasonable accommodations for persons with disabilities.

To expand administrative relief, the County shall review, update, and incorporate the Reasonable Accommodation Policy into the LUDC and Coastal Zoning Ordinance. The policy should apply to all types of planning permits.

Responsible Agency:

Planning and Development Department

Funding Source:

General Fund

Timeline:

Within two years of the adoption of the 2015-2023 Housing Element adoption and concurrent with Program 2.2.

Program 2.6: Senior Housing and Support Uses. The County shall consider revising its zoning ordinances to allow multi-level care senior housing facilities (e.g., independent living, assisted living, skilled nursing) in residential and other appropriate zones primarily near existing retail uses, personal and medical services, and public transit.

Responsible Agency:
Planning and Development Department

Funding Source:
General Fund

Timeline:
Within two years of the adoption of the 2015-2023 Housing Element.

Goal 3: Provide Fair and Safe Access to Housing	
Policy 3.1: Promote equal housing opportunities for all persons in all housing types (ownership and rental, market-rate, and assisted).	
<p>Program 3.1: Fair Housing Legal Services. Continue implementing existing programs that provide a referral process and/or contracts with public services and legal services for fair housing issues. The County currently contributes General Fund resources to the City of Santa Barbara for its Rental Housing Mediation Task Force (RHMTF) public service program. The RHMTF provides dispute resolution prevention through education; provides information (in Spanish and English) on tenant/landlord rights and responsibilities (per federal, state and municipal codes); supports fair housing community needs; provides staff consultations; and other outreach services. Additionally, the County will consider contributing additional funding to appropriate private legal service agencies, such as the Legal Aid Foundation of Santa Barbara County, to provide active fair housing legal services countywide.</p>	
<p>Responsible Agency: Community Services Department, Housing and Community Development Division</p> <p>Funding Source: General Fund</p>	<p>Timeline: Ongoing</p>
<p>Program 3.2: Fair and Safe Housing. Promote support for fair housing choice and fair housing public outreach programs by providing increased information via County websites, public pamphlets, informational handouts, and other means. In addition to public outreach conducted by or on behalf of the County, any contract for private fair housing legal services will require a public outreach component. This public outreach program shall be conducted in multiple languages and designed to provide information to community members from all special needs, ethnic, cultural, and economic spectrums.</p>	
<p>Responsible Agency: Planning and Development Department and Community Services Department, Housing and Community Development Division.</p> <p>Funding Source: General Fund, Community Development Block Grant (CDBG), and HUD Fair Housing Assistance Program Funding</p>	<p>Timeline: Within two years of the adoption of the 2015- 2023 Housing Element and concurrent to adoption of Programs 2.2 and 2.5- Special Needs Housing Regulations and Fair and Safe Special Needs Housing, respectively.</p>

<p>Goal 4: Preserve the Affordable Housing Stock and Cultivate Financial Resources for the Provision of Affordable Housing in Santa Barbara County</p>	
<p>Policy 4.1: Preserve the affordable housing stock, maintain its affordability, improve its condition, and prevent future deterioration and resident displacement. Participate in available federal and state housing subsidy and assistance programs and use the County's own resources in order to leverage maximum funding for the provision of affordable housing.</p>	
<p>Program 4.1: Government Funding Continuum. Continue to access HOME Investment Partnerships (HOME), CDBG, and other resources provided by federal, state, or regional entities to increase the efficiency of locally-generated Inclusionary Housing Ordinance (IHO) in-lieu fees collected for the express purpose of providing new and preserving existing affordable housing opportunities.</p>	
<p>Responsible Agency: Community Services Department, Housing and Community Development Division.</p> <p>Funding Source: General Fund and Various</p>	<p>Timeline: Ongoing</p>
<p>Program 4.2: Avoid Conversion of Affordable Housing to Market Rate. The County will track affordable rental developments with expiring use restrictions for properties that received funding from Community Services Department, Housing and Community Development Division (County HCD) and work with owners to ensure maintained affordability. County HCD will continue to manage a database that tracks the expiration dates of affordable housing covenants and restrictions. Prior to the expiration of these affordability restrictions, County HCD shall explore all opportunities to maintain this affordability. Such opportunities include but are not limited to: provision of rehabilitation funding to the property owner contingent upon an extension of the affordability restrictions, assistance to non-profit housing agencies or any other entities seeking to acquire and maintain government-assisted housing developments at risk of converting to market rate housing, or acquisition of the housing units with available local financing.</p>	
<p>Responsible Agency: Community Services Department, Housing and Community Development Division.</p> <p>Funding Source: General Fund</p>	<p>Timeline: Ongoing</p>
<p>Program 4.3: Housing Rehabilitation. The County will continue to work with non-profit organizations to implement a housing rehabilitation program for low-income homeowners.</p>	

<p>County HCD will continue existing programs, as funding allows, and partner with local private and non-profit groups to acquire and/or rehabilitate rent-restricted or otherwise affordable housing.</p>	
<p>Responsible Agency: Community Services Department, Housing and Community Development Division.</p> <p>Funding Source: HOME, CDGB, and other federal and state funds.</p>	<p>Timeline: Ongoing</p>
<p>Program 4.5: Soft Second Mortgages. Explore opportunities to support and secure funding for County, public, and non-government organization programs that provide “soft second” mortgage loans or other financial tools to assist first-time moderate and low-income homebuyers who cannot afford to buy a home without financial assistance.</p>	
<p>Responsible Agency: Community Services Department, Housing and Community Development Division.</p> <p>Funding Source: Federal and state funds</p>	<p>Timeline: Ongoing</p>

Goal 5: Foster Cooperative Relationships and Efficient Government	
Policy 5.1: Form collaborative professional working relationships with the public and providers of housing; and assist with the process of accessing and/or providing affordable housing opportunities. Identify and, where feasible, eliminate or reduce governmental constraints to the development of housing.	
Program 5.1: Cooperative Partnerships. Work cooperatively and form partnerships with federal, state, and regional agencies, as well as private and non-profit entities to apply for public funding to support projects demonstrating creative strategies to address affordable housing needs.	
<p>Responsible Agency: Planning and Development Department and the Community Services Department, Housing and Community Development Division.</p> <p>Funding Source: Various</p>	<p>Timeline: Ongoing Provide opportunity for consultations upon request of stakeholders.</p>
Program 5.2: Regional Housing Programs Participation. Participate in regional planning and housing programs with the incorporated cities; public and private housing agencies such as the Housing Authority of Santa Barbara County, Housing Authority of the City of Santa Barbara, and Habitat for Humanity; and other stakeholders as appropriate. As part of this effort, the County shall pursue collaborative partnerships, such as the Central Coast Collaborative on Homelessness.	
<p>Responsible Agency: Planning and Development Department and Community Services Department, Housing and Community Development Division.</p> <p>Funding Source: General Fund</p>	<p>Timeline: Ongoing</p>
Program 5.3: Housing Programs Outreach. Facilitate public outreach regarding the County’s housing programs and housing opportunities, such as residential second units, farm employee dwellings, and permit streamlining. In addition, the County shall provide information on its website and provide literature detailing the opportunities to develop housing which is affordable by design or with price restrictions.	
<p>Responsible Agency: Planning and Development Department and Community Services Department, Housing and Community Development Division.</p>	<p>Timeline: Ongoing</p>

<p>Funding Source: General Fund</p>	
<p>Program 5.4: Use Technology to Monitor Programs. Continue to utilize new technology and data to monitor and assess housing development and the affordability of housing. The County shall continue to develop more efficient housing tracking options in its Accela permit tracking system.</p> <p>The County will also provide support to federal, state, and regional authorities to successfully implement the 2020 U.S. Census, which will provide valuable information regarding population and housing for the 2024-2032 Housing Element.</p>	
<p>Responsible Agency: Planning and Development Department and Community Services Department, Housing and Community Development Division.</p> <p>Funding Source: General Fund</p>	<p>Timeline: Ongoing</p>

Goal 6: Promote Home Ownership, Owner Occupancy, and/or the Continued Availability of affordable housing units through programs and implementing ordinances for all economic segments of the population including very-low, low, moderate, and/or workforce income households to assure that existing and projected needs for affordable housing are accommodated in residential development.

Policy 6.1: The County shall designate appropriate land and/or provide programmatic strategies (e.g., fee waivers or reductions, regulatory incentives) for the development of affordable housing when preparing and amending land use and/or community plans, the zoning ordinance, and growth management plans.

Policy 6.2: To reduce the negative environmental, economic, and social effects of commuting, the County shall promote the inclusion of affordable housing units as part of residential land use and development.

Policy 6.3: To achieve efficient, compact, and cost effective use of buildable land, the County shall promote the inclusion of affordable housing units as part of residential land use and development.

Policy 6.4: To provide for economic vitality, the County shall promote the inclusion of housing that is affordable to all economic segments of workers, as part of residential land use and development.

Policy 6.5: To provide for affordable housing needs that are generated by new housing development, the County shall promote the inclusion of affordable housing units as part of residential land use and development.

Policy 6.6: To increase the supply of affordable housing units and retain the long term affordability of these housing units, the County shall require specified types of discretionary residential projects to provide a portion of the development as price restricted affordable housing units, the construction of onsite residential second units (RSU), and/or the payment of in-lieu fees for use in the development of affordable housing. Specified projects shall comply with the requirements set forth for inclusionary housing in Chapter 46 – Affordable Housing Enforcement and Chapter 46A - Inclusionary Housing Ordinance (IHO) of the Santa Barbara County Code.

Policy 6.7: The County shall provide incentives to the greatest extent feasible for projects subject to the inclusionary housing requirements, including bonus density increases and/or modifications to zoning requirements.

Policy 6.8: Affordable housing units constructed to satisfy inclusionary housing requirements shall have exterior designs that blend in architecturally with the market rate housing units and shall be dispersed within the development to the extent feasible. Development along the perimeter of the site should reflect the general design of surrounding neighborhoods and be compatible with the character of adjacent land uses.

Responsible Agency:

Planning and Development Department and
Community Services Department, Housing
and Community Development Division

Funding Source:

General Fund

Timeline:

Ongoing

6. LAND INVENTORY AND QUANTIFIED OBJECTIVE

Introduction

This chapter includes two important components of the Housing Element: (1) the land inventory and analysis, and (2) the quantified objective per Government Code sections 65583(a)(3) and 65583(b)(1), respectively. The land inventory must identify vacant and underutilized sites with potential for new residential development and demonstrate zoning capacity to accommodate the **County's share** of regional housing needs for the 2015-2023 Housing Element planning period. The land inventory must also include sites identified as suitable for emergency shelters and transitional housing. Attachment B includes a site specific land inventory of land suitable for residential development affordable by income level as well as land suitable for emergency shelter development by permit type.

Given the land inventory, the quantified objective represents a forecast of the actual number of new housing units to be constructed, existing housing units to be rehabilitated, and existing housing units to be preserved over the 2015-2023 Housing Element planning period based on recent trends.

The State HCD determines the housing needs for the entire county based on regional and statewide population projections before each housing element cycle. The SBCAG then allocates a share of the housing needs to each city (incorporated areas) and the county (unincorporated areas) as part of a RHNA Plan that is submitted to State HCD for approval.

Regional Housing Needs Allocation (RHNA)

On August 22, 2013, State HCD approved SBCAG's *Regional Housing Needs Allocation (RHNA) Plan 2014-2022* (SBCAG July 2013). This plan addresses the State's fifth housing element update cycle, which covers an 8.75-year RHNA projection period (January 1, 2014 to September 30, 2022) and the County's eight-year 2015-2023 Housing Element planning period (February 15, 2015 to February 15, 2023).¹

The county-wide RHNA allocation is 11,030 housing units for the 2015-2023 Housing Element planning period. Of the 11,030 housing units, 661 units were allocated to unincorporated Santa Barbara County as shown in Table 6.1. In order to plan for an adequate housing supply for all economic segments of the population, the RHNA is separated into the following four income categories: very-low, low, moderate, and above moderate. Per Government Code section 65584(e), the income level is considered to be very-low when the household income is under 50% of the area median income (AMI), low when the household income is 51%-80% of the AMI, moderate when the household income is 81%-120% of the AMI, and above moderate when the household income is over 120% of the AMI.

¹The RHNA "projection period" is the time period for which HCD calculates regional housing needs. The housing element "planning period" is the time period between the due dates for successive local government housing element updates.

Table 6.1 – Regional Housing Needs Allocation (1/1/2014 – 9/30/2022)

Income Category	Total Units Allocated	Percentage of Total
Very-Low	159	24%
Low	106	16%
Moderate	112	17%
Above Moderate	284	43%
Unincorporated Area Total	661	100%

Source: *Regional Housing Needs Allocation (RHNA) Plan 2014-2022* (SBCAG 2013)

Unaccommodated Need

The land inventory in the County’s 2003-2008 Housing Element did not contain sufficient sites to meet the County’s 2003-2008 RHNA of 6,064 units. State law required the County to carry over the shortfall, or “unaccommodated need,” of 172 units from the 2003-2008 Housing Element planning period to the 2009-2014 Housing Element planning period. This unaccommodated need (172 units) was added to the County’s 2009-2014 RHNA (1,017 units). Specifically, the County’s 2009-2014 RHNA increased from 1,017 units to 1,189 units. (Adjustments for annexations of unincorporated areas to incorporated cities (188 units) reduced the County’s 2009-2014 housing need to 1,001 units.)

In 2010, the County rezoned land for affordable housing to meet its unaccommodated need from the 2003-2008 RHNA. In particular, the County rezoned portions of Key Sites 3 and 30 in the Orcutt Community Plan area to Multifamily Residential – Orcutt (MR-O) (20 units/acre). The rezones established “by right” development potential of 372 very-low/low income housing units.

The land inventory in the County’s 2009-2014 Housing Element contained ample sites to satisfy the unaccommodated need from 2003-2008 Housing Element planning period (172 units) and the County’s 2009-2014 RHNA. As a result, the County does not have any unaccommodated need to carry over into the 2015-2023 Housing Element planning period.

RHNA Adjustment for Annexations

Pursuant to Government Code section 65584.07(c), Santa Barbara County may reduce its RHNA if a city annexes unincorporated land between the period of adoption of a final RHNA and the due date of the associated housing element update. In practice, the County and the incorporated city negotiate a transfer of RHNA and enter into a mutually acceptable transfer agreement. The County’s RHNA is reduced by all or a portion of the residential capacity or units approved as part of a development within the annexation area. The city’s RHNA is increased by an equivalent amount.

To date, the County has not entered into any transfer agreements that affect the its 2014-2022 RHNA. However, the City of Lompoc has initiated an annexation of the unincorporated Summit

View Homes site. The proposed residential development for this site would total 44 new residences on approximately 10.05 acres. The County and City will need to enter into a transfer agreement if the annexation occurs before February 15, 2015. The County would also need to revise the 2015-2023 land inventory (Appendix B) to reflect the residential capacity or units transferred from the County to the city.

2009-2014 Land Inventory Methodology

The land inventory was compiled anew for the 2009-2014 Housing Element. The basic steps of **the process were to obtain the County Assessor's tax database of sites classified as vacant**, located within an Urban Area, and zoned for residential development under the Land Use and Development Code (LUDC) and Coastal Zoning Ordinance (CZO).

A site-by-site review was used to identify and add developable sites to the land inventory. Undevelopable sites due to size, shape, or environmental constraints such as floodways or environmentally sensitive habitats were excluded. When sufficient capacity was achieved to meet **the County's 2009-2014 RHNA**, the site-by-site review was discontinued and the remaining sites were not included in the land inventory or otherwise documented in the 2009-2014 Housing Element. As a result, the 2009-2014 Housing Element only included a portion of the sites zoned and suitable for residential development in the unincorporated county.

In addition to the vacant sites, the 2009-2014 land inventory included underutilized sites with potential for additional residential development or redevelopment for residential use. Underutilized sites included Orcutt Key Site 21 and designated redevelopment sites in Isla Vista identified by the former Isla Vista Redevelopment Agency. Evaluation of the development and trends on the designated redevelopment sites in Isla Vista will be discussed later in this chapter.

2015-2023 Land Inventory Methodology

The land inventory (Appendix B) for the 2015-2023 Housing Element consists of a detailed spreadsheet with site specific information for sites within the Urban Area that are zoned or suitable for very-low, low, moderate, and above moderate income housing units. The site-specific information for each of these sites includes the zone district, land use designation, maximum density, acreage, existing units, existing use, realistic unit capacity, and physical and/or environmental constraints. The land inventory only includes sites within the Urban Area, which are typically served by the public sewer system. Government Code section 65583.2(b)(6) does not require the land inventory to list or provide site-specific information for the above moderate income housing units in areas not served by public sewer systems. These areas are generally outside the Urban Area.

The 2015-2023 land inventory was produced, in part, by updating the 2009-2014 land inventory. The update process involved reviewing all the sites in the 2009-2014 land inventory and removing those sites that were developed or issued a building permit prior to the start of the 2014-2022 RHNA projection period (January 1, 2014).

The update process involved several other key steps. First, County staff updated residential second unit and farmworker unit projections to reflect development trends from January 1, 2009 to December 31, 2013. Second, staff added all sites (vacant and underutilized) within the

designated Urban Area zoned for residential development under the LUDC and CZO. In contrast to the 2009-2014 land inventory, the 2015-2023 land inventory includes all sites zoned and suitable for residential development in the Urban Area of unincorporated county for very-low, low, and moderate income units. Due to a large number of sites available for above moderate income units, only a portion of these sites were listed on site-specific basis to demonstrate sufficient capacity to meet the **County's 2014-2022 RHNA** for the above moderate income level. The remaining above moderate sites in Urban Area were included in the land inventory but not a site-specific basis.

Per Government Code section 65583.2(g), staff determined realistic development potential for the vacant sites and additional development potential for the underutilized sites included in the 2015-2023 land inventory. The build-out potential for the vacant sites was determined by multiplying the size of the site by the maximum number of units allowed by the applicable zone district. The resulting number of units for each site was then reduced to the nearest whole number.

The underutilized sites included in the land inventory are located in Los Alamos and Isla Vista. The build-out potential for underutilized sites in Los Alamos was based on the *Financial Analysis of Bell Street Development Potential, Final Report* prepared for Santa Barbara County by Strategic Economics (February 25, 2008). Strategic Economics specializes in real estate, urban, and regional economics, and worked with Shubin and Donaldson Architects to evaluate the build-out potential for the underutilized sites along Bell Street in Los Alamos. The build-out potential for underutilized sites in Isla Vista, retained from the certified 2009-2014 Housing Element, relies upon the build-out potential calculated for the 2009-2014 land inventory. Evaluation of the development and trends on the designated redevelopment sites in Isla Vista will be discussed later in this chapter.

Constraints Analysis

Some of the sites listed in the 2015-2023 land inventory have physical and/or environmental constraints that may reduce or preclude potential build-out. The County **Assessor's tax database** and the County GIS layers were used to determine if constraints exist on sites listed in the land inventory as affordable to very-low, low, moderate, or above moderate households. The following constraints are listed in the land inventory on a site specific basis for informational purposes:

- Active Agriculture
- General Biological Resources
- Critical Habitat
- Environmentally Sensitive Habitat (Riparian Corridors; Butterfly; Other)
- Airport Approach and Over-flight Zones
- Flood Hazards Areas
- Floodways
- High Fire Hazard Areas
- Blue Line Creeks
- Special Problem Areas

- California Tiger Salamander Range
- Wetlands

In addition to the aforementioned constraints, the constraints analysis included an evaluation of each sites' **size and shape**. In an effort to accurately depict a realistic potential build-out, sites that were deemed too small (less than 0.1 acres) or had a general shape that precluded construction of at least one unit were not included in the land inventory.

Housing Affordability Methodology

The 2014-2022 RHNA divides the housing needs into the following four income categories: very-low, low, moderate, and above moderate. In a similar vein, the land inventory divides sites into income categories to demonstrate that the county has an adequate supply of housing for all income categories for the 2015-2023 Housing Element planning period. Table 6.2 summarizes the criteria used to divide sites into income categories. The land inventory combines the very-low and low income categories because all units in these two categories are anticipated to develop as affordable to both very low and low income households, except for 21 farmworker units and 57 residential second units (78 total units) that are anticipated to develop as affordable to only low income households based on sales trends between 2009 and 2013.

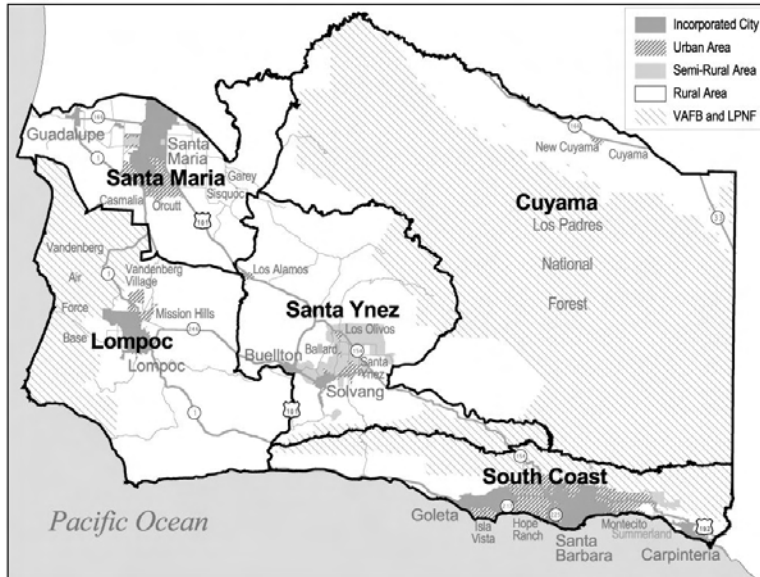
**Table 6.2 – Unit Affordability by Site Criteria
Unincorporated Santa Barbara County**

Very Low/Low Income
<ul style="list-style-type: none"> • Density[†] – Sites allowing at least 20 units per acre, • Development Trends – Sites in Isla Vista developing at densities over 20 units per acre, • Housing Market – Sites in Housing Market Area with median sales prices affordable to very low and low income households (Table 6.3), or • Design - Sites producing units affordable by design to low income households (i.e., 78 total units, consisting of 21 farmworker units and 57 residential second units).
Moderate Income
<ul style="list-style-type: none"> • Housing Market – Sites in Housing Market Area with median sales prices affordable to moderate income households (Table 6.3), or • Design - Sites producing units affordable by design to moderate income households (i.e., 15 total units, consisting of 15 residential second units).
Above Moderate Income
<ul style="list-style-type: none"> • Housing Market – Sites in Housing Market Area with median sales prices affordable to above moderate income households (Table 6.3).

[†]Per Government Code section 65583.2(c)(3)(B), sites that allow a density of at least 20 units per acre are deemed appropriate to accommodate housing for very-low and low (i.e., "lower") income households.

For planning purposes, Santa Barbara County is separated into five Housing Market Areas (HMA): South Coast, Santa Ynez, Lompoc, Santa Maria, and Cuyama (Figure 6.1). The County Inclusionary Housing Ordinance defines HMAs as geographic areas that generally provide the social and economic services to the community and provide its population with facilities such that commuting to another housing market area in order to work or shop is elective. The boundaries of the HMAs are based on the County Census Divisions, the statistical entities established by the U.S. Census Bureau.

Figure 6.1 – Housing Market Areas, Santa Barbara County



Housing prices vary dramatically throughout the county. As a result, housing affordability and median home sales prices were analyzed by HMA and were used to place potential sites into specific income categories.

A precipitous drop in housing prices occurred during the last recession in all HMAs. However, recent increases in housing prices have kept housing expensive for lower and moderate income families in portions of Santa Barbara County, especially in the South Coast and Santa Ynez HMAs with median sales prices for a single-family home of \$930,000 and \$530,000, respectively, between March 2013 and March 2014. Santa Maria and Lompoc HMAs had median sales prices for a single-family home of \$277,500 and \$230,000, respectively, providing more affordable housing units. Cuyama HMA provides the most affordable housing units largely because it is an isolated rural farming community. Table 6.3 shows the median home price in each HMA, the amount needed to meet a 5% down payment, and the equivalent monthly payment.

Table 6.3 – Median Single-Family Home Price, Down Payment, and Monthly Payment Comparison by HMA

Housing Market Area	Median Single-Family Home Price	5% Down Payment	Monthly Payment^{††}	Affordability Level[†]
South Coast	\$930,000	\$46,500	\$5,080	Above Moderate
Santa Ynez	\$530,000	\$26,500	\$2,895	Above Moderate
Santa Maria	\$277,500	\$13,875	\$1,272	Moderate (sites < 10,000 sf) Above Moderate (sites > 10,000 sf)
Lompoc	\$230,000	\$11,500	\$1,256	Moderate (sites < 10,000 sf) Above Moderate (sites > 10,000 sf)
Cuyama	\$30,000	\$1,500	\$163	Very Low/Low

Source: Santa Barbara County Assessor data March 2013-March 2014

[†] Affordability Level based on 30% of household income available for housing costs.

^{††} Assumptions: 30 year mortgage, 5% down payment, 4.17% interest rate, 1% annual property tax.

Cities and counties use the area median income (AMI) annually issued in a memorandum by the State HCD to help determine the monthly mortgage or rent that is affordable to households within each of the RHNA income categories. The 2014 AMI for a family of four in Santa Barbara County is \$73,300. Table 6.4 shows the estimated affordable monthly rent or mortgage by income category based on the assumption that 30% of monthly household income is available for housing costs.²

Table 6.4 – Affordable Monthly Rent or Mortgage Payment by Income Category Santa Barbara County

Income Level	Monthly Payment
Extremely Low (30% of AMI)	\$ 550
Very Low (50% of AMI)	\$ 916
Low (80% of AMI)	\$ 1,466
Moderate (120% of AMI)	\$ 2,199
Above Moderate (120+% of AMI)	\$ 2,199+

Source: *State Income Limits for 2014*, Memorandum (State HCD 2014)

²The U.S. Department of Housing and Urban Development (HUD) considers low income families paying more than 30% of their income for housing to be cost burdened.

2015-2023 Land Inventory Results

The 2015-2023 land inventory shows a residential capacity of 5,129 units for the unincorporated portion of Santa Barbara County (Table 6.5 and Appendix B). **This capacity exceeds the County’s RHNA of 661 units; it also exceeds the specific RHNA for each income category.** As a result, the County has adequate capacity to accommodate its 2014-2022 RHNA per Government Code section 65583.2(c). In addition to existing capacity, the County is currently studying rezones for affordable housing as part of the current update of the Eastern Goleta Valley Community Plan.

Table 6.5 – Regional Housing Needs Allocation and Land Inventory for Unincorporated Santa Barbara County

Units in Affordability Levels			
Income Category	Total Units in 2014-2022 RHNA Plan	Total Units in 2015-2023 Land Inventory	Total Units in 2015-2023 Land Inventory Listed on Site-specific Basis
Very Low/Low	265	1,120 (1,042 + 78)	1,120 (1,042 + 78)
Moderate	112	547	547
Above Moderate	284	3,462	286
Total	661	5,129	1,953

Source: *Regional Housing Needs Allocation (RHNA) Plan 2014-2022* (SBCAG 2013); Santa Barbara County

Sites for Very Low and Low Income Housing

The 2014-2022 RHNA for the very-low and low income categories is 265 units. The land inventory exceeds this allocation with a residential capacity for 1,120 units affordable to very low and low income households. The 1,120 units include 1,042 units that are anticipated to develop as affordable to very-low and low income households, 21 farmworker units and 57 residential second units (21 + 57 = 78) that are anticipated to develop as only affordable to low income households. Orcutt Key Site 3, Key Site 30, Key Site 17, and one site in Goleta can accommodate 591 of the affordable units to very-low and low income households based on the density allowed on each site by zone designation, as summarized in Table 6.6.

**Table 6.6 – Very Low/Low Income Units
Unincorporated Santa Barbara County**

Site Location	Units Capacity	Density Allowed by Zone	Use
Orcutt Key Site 3 (north county)	160	20 Minimum and Maximum	Vacant
Orcutt Key Site 30 (north county)	212	20 Minimum and Maximum	Vacant
Orcutt Key Site17 (north county)	191	20 Maximum	Vacant
Goleta (south county)	28	20 Maximum	Vacant
Cuyama (north county)	60	See Attachment B	Vacant
Isla Vista (south county)	391	See Attachment B	Underutilized Redevelopment Sites
Total Very Low Income Units	1,042	N/A	N/A
Residential Second Units (all county)	57	N/A	N/A
Farmworker Units (all county)	21	N/A	N/A
Total Low Income Units	78	N/A	N/A
Total Inventory	1,120	N/A	N/A
RHNA for Very Low/Low Income Units	265	N/A	N/A

Source: Santa Barbara County

N/A = Not Applicable

Sites located within the Cuyama HMA are anticipated to accommodate an additional 60 units affordable to very low and low income households based on exceptionally low median home sales prices in this area (Table 6.3).

Designated redevelopment sites located in the Isla Vista Master Plan Area are anticipated to accommodate 391 units affordable to very-low and low income households. The residential capacity for Isla Vista and evaluation of development in Isla Vista during the 2009-2014 Housing Element planning period will be further discussed later in this chapter.

In addition to the affordable units discussed in the previous paragraphs, 21 farmworker units and 57 residential second units are projected to develop as affordable to low income households based on the recent sales trends between 2009 and 2013. The associated development trends and projections are shown in Table 6.13.

Sites for Moderate Income Housing

The 2014-2022 RHNA for the moderate income category is 112 units. The land inventory exceeds this allocation with a residential capacity for 547 units affordable to moderate income households. As shown in Table 6.7, approximately 46%, or 253, of the moderate income units are in the Los Alamos Plan Area within the Santa Ynez HMA. In 2011, these sites were rezoned from Limited Commercial (C-1) and Retail Commercial (C-2) to the new Community Mixed-Use-Los Alamos (CM-LA) as a part of the Los Alamos Community Plan update. The new CM-LA zone allows a mixed-use of commercial and multifamily residential units along Bell Street. A consulting

firm, Strategic Economics Consulting Group, evaluated the development potential along Bell Street and estimated a build-out unit capacity based on the new zone (Strategic Economics 2008).

Approximately 51%, or 279, of the moderate income units are located in the communities of Lompoc, Santa Maria, Orcutt, and a portion of Orcutt Key Site 30 zoned for single-family residential use. These units are located within the Lompoc and Santa Maria HMAs, with single-family home prices deemed affordable to low income households (see Table 6.3 and Table 6.4). However, new units are anticipated to develop as moderate income units because homes built since 2011 account for the most expensive single-family home sales according to County Assessor’s tax data for March 2013-March 2014.

The remaining 3%, or 15, units are residential second units projected to be built throughout the unincorporated county based on the sales trends between 2009 and 2013 (Table 6.13).

**Table 6.7 – Moderate Income Units
Unincorporated Santa Barbara County**

Site Location	Units Capacity	Use
Orcutt Key Site 30 (north county)	69	Vacant
Orcutt (north county)	128	Vacant
Lompoc (north county)	50	Vacant
Santa Maria Valley (north county)	32	Vacant
Los Alamos (north county)	253	32% Underutilized 68% Vacant
Residential Second Units (all county)	15	N/A
Total Moderate Income Units	547	N/A
RHNA for Moderate Income Units	112	N/A

Source: Santa Barbara County
N/A = Not Applicable

Sites for Above Moderate Income Housing

The 2014-2022 RHNA for the above moderate income category is 284 units. The land inventory exceeds this allocation with a residential capacity for 3,462 units affordable to above moderate income households. As shown in Table 6.8, approximately 60%, or 2,060, of the above moderate units are located throughout the northern part of the county and 40%, or 1,402, of the above moderate units are located throughout the southern part of the county.

Units within the South Coast and Santa Ynez HMAs are anticipated to develop affordable to above moderate income households based on recent median sales prices (Table 6.3). Units within the Santa Maria and Lompoc HMAs are anticipated to develop as above moderate income units on sites zoned as Planned Residential Development (PRD), and on large sites zoned for a density of one or fewer units per 10,000 square feet. PRD zones have great flexibility for lot size, potentially producing new housing units on larger lots. Homes on larger lots in all parts of the

county generally produce more expensive homes, not affordable to either moderate or low income households.

**Table 6.8 – Above Moderate Income Units
Unincorporated Santa Barbara County**

Site Locations	Unit Capacity	Site-Specific Units	Land Use
Santa Maria HMA (north county)	1,690	136	Vacant
Lompoc HMA (north county)	182	15	Vacant
Santa Ynez HMA (north county)	188	15	Vacant
South Coast HMA (south county)	1,402	120	Vacant
Total Above Moderate Income Units	3,462	286	N/A
RHNA for Above Moderate Income Units	284	284	N/A

Source: Santa Barbara County
N/A = Not Applicable

In addition, the County has a total of 4,429 sites encompassing approximately 684,690 acres zoned for residential development outside of the designated Urban Area (i.e., within the designated Rural Area). These sites are typically large in size and are not generally served by public water or sewer systems. Homes on larger lots in all parts of the county generally produce more expensive homes, not affordable to either lower or moderate income households, and are therefore considered affordable to above moderate income households. Given these factors, the sites outside of the Urban Area are not included in the land inventory or used to estimate residential capacity for the 2015-2023 Housing Element planning period (Government Code section 65583.2(b)(6)).

Isla Vista

Isla Vista is adjacent to UCSB, within the unincorporated county on the South Coast. For years, Isla Vista faced challenges with parking, overcrowding, aging housing stock, and deteriorating infrastructure. To address these issues, the Board of Supervisors adopted the Isla Vista Redevelopment Plan in 1990, which established Isla Vista as a redevelopment project area and created the Isla Vista Redevelopment Agency (IVRDA).

As planning efforts continued, the Board of Supervisors adopted the Isla Vista Master Plan (IVMP) in 2007. The IVMP encourages lower income housing by establishing incentive programs for community revitalization and infill, mixed-use development in the downtown area, and multifamily residential development in the central and northern areas. Since Isla Vista is located in the Coastal Zone, the IVMP and associated zoning amendments cannot take effect until certified by the Coastal Commission.

The Board of Supervisors submitted the proposed IVMP to the Coastal Commission for certification after its adoption in 2007. The Coastal Commission reviewed the IVMP for

consistency with the California Coastal Act of 1976 and determined that some modifications were necessary before it could certify the Plan. The County prepared minor amendments to the IVMP, such as amending policies addressing on-street parking, analyzing the potential cumulative effects of greenhouse gas emissions, and removing of references to the IVRDA throughout the IVMP due to the dissolution of the redevelopment agency on February 1, 2012 pursuant to ABX126 (“Dissolution Act”). **The Board of Supervisors** is expected to reconsider and resubmit the proposed IVMP and zoning amendments to the Coastal Commission in Spring 2015.

Evaluation of 2009-2014 Isla Vista Residential Development

The 2009-2014 land inventory included 35 designated redevelopment sites with a residential capacity of 552 units in Isla Vista. The residential unit capacity for these sites was based on the densities in the proposed IVMP, which range from 25 to 45 units per acre. The affordability level for the potential units was based on an anticipated density of at least 20 units per acre and a review of proposed projects in the development review process at that time. The 2009-2014 land inventory categorized 449 units as affordable to very low/low income households and 103 units as affordable to above moderate income households.

The Coastal Commission has not certified the proposed IVMP and, as a result, the plan is not in effect. Nonetheless, State Density Bonus Law (SDBL) has allowed mixed-use and residential projects in Isla Vista to develop at or above the densities in the proposed IVMP. The SDBL incentivizes developers to include affordable residences in new development projects in exchange for up to a 35% density bonus over the otherwise maximum allowable residential density.

Projects in Isla Vista also developed at or above the densities in the proposed IVMP because CZO section 35-78.5 allows residential development in the Retail Commercial (C-2) zone provided the residential use is secondary to a commercial use on the same lot. The CZO defines secondary use, when used in reference to residential use in conjunction with commercial use, as two residential bedrooms per 1,000 square feet of total gross floor area of commercial development.

Table 6.9 shows all projects by income category that developed during the 2009-2014 Housing Element planning period in Isla Vista. The table compares the number of residential units built during the 2009-2014 Housing Element planning period to the number of residential units estimated in the 2009-2014 Housing Element land inventory certified by State HCD.

Table 6.9 – 2009-2014 Land Inventory Estimated and Built Units Comparison in Isla Vista

Project Name	Estimated Units			Built Units		
	Low/ Very Low	Moderate	Above Moderate	Low/ Very Low	Moderate	Above Moderate
Paradise Ivy	6	-	18	6	-	18
Trigo Loop	5	-	20	5	-	20
Icon (2 parcels)	3	-	19	3	-	19
St. George	10	-	46	10	-	46
Icon Gardens (2 parcels)	14	-	-	4	-	20
Pescadero Lofts	10	-	-	32	1	-
Student Housing	10	-	-	12	-	-
St George Del Playa [†]	-	-	-	2	-	4
Res. Second Unit ^{††}	-	-	-	-	1	-
Subtotal	58	0	103	74	2	127
Total		161			203	

[†] Not included in the 2009-2014 Land Inventory.

^{††} Not included in the 2009-2014 Land Inventory on a site-specific basis. Residential second units were projected, but not on a site-specific basis.

Nine of the 35 redevelopment sites in Isla Vista listed in 2009-2014 land inventory and 2 sites not included in the 2009-2014 land inventory were developed in the past 5 years. The projects on these 11 sites produced 203 residential units, exceeding the 161 unit estimate included in the 2009-2014 land inventory. The updated 2015-2023 land inventory includes the remaining 26 redevelopment sites with the residential capacity of 391 units at the affordability level established in the 2009-2014 land inventory (Table 6.10).

Table 6.10 – 2015-2023 Land Inventory Remaining In Isla Vista

2009-2014 Land Inventory in Isla Vista	(less)	2009-2014 Estimated Unit Capacity for Sites that Developed	(equals)	2015-2023 Land Inventory of Remaining Sites
552 Units (35 Sites)	-	161 Units (9 Sites)	=	391 Units (26 Sites)

Source: Santa Barbara County

Emergency Shelters and Special Needs Housing

Pursuant to Government Code section 65583(a)(4), the County is required to identify zones where emergency shelters are allowed as a permitted use without a discretionary permit, and it may identify additional zones where emergency shelters are permitted with a discretionary permit (i.e., conditional use permit). In the unincorporated county, there are 13 vacant sites that allow emergency shelters subject to approval of a ministerial permit and 83 vacant sites that allow emergency shelters subject to approval of a discretionary permit. These sites demonstrate

sufficient capacity to accommodate the need for emergency shelters of the special needs population discussed in Chapter 2, Housing Needs Assessment. Table 6.11 provides a summary of the vacant sites within the designated Urban Area, by zone district, and the associated permitting requirements for emergency shelters. Attachment B includes a site specific inventory of all vacant sites zoned and suitable for emergency shelters.

**Table 6.11 – Distribution of Vacant Sites by Zone District
Unincorporated Santa Barbara County**

Number of Sites by Area	Number of Sites	Acreage	Zone District	Required Permit
North County: 37				
Central County: 31	69	127.88	Retail Commercial (C-2) <i>Inland</i>	Discretionary
South County: 1				
Los Alamos: 14	14	7.72	Community Mixed Use – Los Alamos (CM-LA)	Discretionary
Goleta: 2	8	4.41	General Commercial (C-3) <i>Inland</i>	Ministerial
Los Alamos: 6				
Isla Vista: 3	3	2.14	High Density Student Residential (SR-H CZ) <i>Coastal Zone</i>	Ministerial
Cuyama: 2	2	0.91	Light Industry (M-1) <i>Inland</i>	Ministerial
N/A	0	0	Service Commercial (CS) <i>Inland</i>	Ministerial
N/A	0	0	Industrial Research Park (M-RP) <i>Inland</i>	Ministerial
N/A	0	0	Industrial Research Park (M-RP CZ) <i>Coastal Zone</i>	Ministerial
N/A	0	0	Mixed Use (MU) <i>Inland</i>	Ministerial
N/A	0	0	Retail Commercial (C-2 CZ) <i>Coastal Zone</i>	Discretionary
Countywide Total	96	143.06	N/A	N/A

Source: Santa Barbara County Assessor
N/A = Not Applicable

Quantified Objective

The current land inventory for the unincorporated portion of Santa Barbara County shows a capacity for 5,129 residential units (Attachment B). **This capacity exceeds the County’s total RHNA of 661 units as well as specific RHNA for each income category.** In addition to **demonstrating the land capacity to accommodate the County’s RHNA, pursuant to Government Code section 65583(b),** the County has prepared a forecast, or quantified objective, of housing production that is likely to occur over the 2014-2022 RHNA projection period (Table 6.12). The quantified objective concludes that approximately 1,678 housing units are anticipated to be constructed, preserved, or rehabilitated during the 2014-2022 projection period, exceeding the **County’s 2014-2022 RHNA.**

**Table 6.12 – Quantified Objectives for the 2014-2022 RHNA Projection Period
(January 1, 2014 – September 20, 2022)**

Housing Production[†]	Very Low	Low	Moderate	Above Moderate	Total
Residential Units	87	525	581	372	1,565
Residential Second Units	0	57	14	0	71
Farmworker Units	0	21	0	0	21
Rehabilitated Units	21	0	0	0	21
Conserved/Preserved Units	0	0	0	0	0
TOTAL	108	603	595	372	1,678
2014-2022 RHNA	159	106	112	284	661

[†]Based on 2009-2013 development trends

The forecast of unit production was based on recent development trends, which were derived from permit records, Comprehensive Plan annual progress reports, and data from the County Community Services Department, Housing and Community Development Division. Table 6.13 shows development trends for farmworker housing, residential second units, multifamily and single-family residential units, rehabilitated units, and conserved/preserved units during the 2009-2014 Housing Element planning period.

**Table 6.13 – Development Permitted
Unincorporated Santa Barbara County
January 2009 – January 2014**

Year	Farm-worker Units		Second Units		Single-Family and Multifamily Units				Rehabilitated Units				Conserved/Preserved Units	Total
	Low	Mod	Low	Mod	VL	Low	Mod	AM	VL	Low	Mod	AM	Low/Mod/AM	
2009	2	-	6	8	-	30	30	39	-	-	-	-	-	115
2010	4	-	9	-	3	51	76	42	-	-	-	-	-	185
2011	2	-	2	-	2	98	65	34	-	-	-	-	-	203
2012	2	-	8	-	8	73	55	64	12	-	-	-	-	222
2013	2	-	8	-	37	48	106	34	-	-	-	-	-	235
Total	12	-	33	8	50	300	332	213	12	-	-	-	-	960
Units/Yr.	2.4	-	6.6	1.6	10	60	66.4	42.6	2.4	-	-	-	-	192
Units Projected 2015-2023	21	-	57	14	87	525	581	372	21	-	-	-	-	1,678

Source: Santa Barbara County permit history; Comprehensive Plan Annual Progress Reports

Infrastructure to Support Projected Capacity

Adequate public infrastructure is necessary to serve new residential development. The County does not have authority over area water and sanitation districts. However, it works with the service districts to resolve infrastructure and capacity constraints. Table 3.22 in Chapter 3 – *Housing Constraints and Mitigating Opportunities* lists all water and sanitation districts in the county as well as each service district's current service capacity and current usage level.

As referenced in Housing Program 1.5, Chapter 5 – *Housing Goals, Policies and Programs*, the County will consider whether County owned land is appropriate for additional service infrastructure prior to the sale of the land for other purposes. While most of the expected housing growth in Santa Barbara County will come from adaptive reuse and infill of existing parcels, the County will maintain its role in mitigation of infrastructure constraints as projects are developed pursuant to Government Code section 65583.2(b)(5).

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APPENDIX A
REASONABLE ACCOMMODATION POLICY

Reasonable Accommodation Policy

The Reasonable Accommodation Policy was certified as part of the 2009-2014 Housing Element. This policy provides standards and procedures to reasonably accommodate persons with disabilities during the land use and construction permitting process in accordance State law and Program 2.5 in Chapter 5 of this Housing Element.

Reasonable Accommodation Policy for Persons with Disabilities

A. Purpose and Applicability. This policy provides standards for granting warranted exceptions to the requirements of the County Code Chapter 35 Land Use and Development Code (LUDC) in order to provide reasonable accommodation for persons with disabilities.

B. Standards. The application and the requirements of the Development Code may be waived by the review authority if necessary to comply with the federal and/or state fair housing and disability laws relating to accommodation for persons with disabilities. Exceptions to the following Development Code requirements are allowed:

1. Setbacks
2. Height Limit
3. Site Coverage
4. Parking Requirements
5. Landscape Requirements
6. Open Space Requirements
7. Other, as deemed appropriate by the applicable Review Authority

C. Findings Required for Approval. A Development Plan application shall be approved or conditionally approved only if the review authority first makes all of the following findings, as applicable:

1. The proposed project will not be detrimental to the general welfare, health, and safety of the neighborhood and will not be incompatible with the surrounding areas.
2. The proposed project will comply with all applicable requirements of this Development Code and the Comprehensive Plan, including any applicable community or area plan with the exceptions of only those design modifications which are necessary to provide reasonable accommodations for individuals with disabilities.
3. The project will not conflict with any easements required for public access through, or public use of a portion of the subject property.
4. In designated rural areas the use will be compatible with and subordinate to the rural and scenic character of the area with the exceptions of only those design

modifications which are necessary to provide reasonable accommodations for individuals with disabilities.

5. The project will not require extensive alteration of the topography with the exceptions of only those design modifications which are necessary to provide reasonable accommodations for individuals with disabilities.

D. Permit Requirements. The required permits shall be the same as specified in the applicable section of the Development Code for the proposed scope of work. For example, Land Use Permits are required for reasonable accommodation exceptions made as part of the review and approval of a new single-family dwelling.

E. Public Noticing and Appeal. The required noticing and appeal process shall be the same as specified in the applicable section of the Development Code for the proposed scope of work. For example, if the reasonable accommodation exception is granted as part of the review and approval of a Land Use Permit, then the development associated with the handicap accessible improvements is subject to the same noticing and appeal process as the remainder of the scope of work approved under the LUP.

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APPENDIX B
LAND INVENTORY DETAIL

Santa Barbara County Housing Element
2015-2023

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Residential Sites Inventory and Analysis

2014-2022 RESIDENTIAL SITES INVENTORY													
Site ID #	APN or Project Name	Zoning	Zoning Density (upa)	Land Use Designation	Acres	Existing Units	Realistic Unit Capacity	Total New Unit Potential	INCOME CATEGORY			Existing Use	Environmental Constraints
									ExL/VL/L	Mod	AM		
Units Permitted January 2014 - (Insert Date)													
TORO-1	155-250-019	10-E-1	0.1	Single Family Residence (SRR 0.1)	5.00		2	2		1	1	SFR and RSU	Fire
Subtotal (Issued)						0	2	2	0	1	1		
Vacant Sites													
LA-1	101-183-010	CM-LA	N/A	General Commercial	0.33		6	6		6		Vacant	Fire., CTS, SpPr
LA-2	101-260-006 & 101-260-007	CM-LA	N/A	General Commercial	0.76		15	15		15		Vacant	Fire, CTS, SpPr
LA-3	101-142-006	CM-LA	N/A	General Commercial	0.38		8	8		8		Vacant	Flood
LA-4	101-144-005	CM-LA	N/A	General Commercial	0.43		8	8		8		Vacant	SpPr, CTS, Flood
LA-5	101-144-001	CM-LA	N/A	General Commercial	0.41		8	8		8		Vacant	SpPr, CTS, Flood
LA-6	101-173-003	CM-LA	N/A	General Commercial	0.23		7	7		7		Vacant	SpPr, CTS
LA-7	101-173-011	CM-LA	N/A	General Commercial	0.16		7	7		7		Vacant	SpPr, CTS
LA-8	101-152-011	CM-LA	N/A	General Commercial	0.23		7	7		7		Vacant	SpPr, CTS, Flood
LA-9	101-154-003	CM-LA	N/A	General Commercial	0.62		15	15		15		Vacant	SpPr, CTS, Flood
LA-10	101-171-001	CM-LA	N/A	General Commercial	2.10		45	45		45		Vacant	CTS, Fire
LA-11	101-173-008	CM-LA	N/A	General Commercial	0.69		15	15		15		Vacant	SpPr, CTS
LA-12	101-191-005	CM-LA	N/A	General Commercial	0.66		8	8		8		Vacant	SpPr, CTS
LA-13	101-100-040	DR 4.6/C-3/CM-LA	4.6/NA	Res-4.6/General Commercial	9.24		15	15		15		Vacant	SpPr, CTS, Flood, Wetland, Fire
LA-14	101-183-004	CM-LA	N/A	General Commercial	0.18		1	1		1		Vacant	SpPr, CTS
LA-15	101-144-003	CM-LA	N/A	General Commercial	0.21		4	4		4		Vacant	Flood
LA-16	101-144-008	CM-LA	N/A	General Commercial	0.12		2	2		2		Vacant	Flood
GOL-1	MTD Site #1 067-230-026	DR-20	20	Res-20	1.40		28	28	28			Vacant	Fire
ORC-1	Key Site 3 129-151-026	RR-10	0.1	Residential Ranchette	130.60		13	13			13	Vacant	No Constraints/Certified EIR
		MR-O	20 minimum	Multi Family Residential (Res 20)	8.00		160	160	160			Vacant	Bio, Creek, Wetland
ORC-2	Key Site 30 107-250-008	8-R-1, 10-R-1, SLP, REC	5.4/4.3/7	Single Family Residential (Res 4.6, 3.3, 8)	69.00		69	69		69		Vacant	No Constraints/Certified EIR
		MR-O	20 minimum	Multi Family Residential (Res 20)	10.60		212	212	212			Vacant	Bio, Airport, Ag
ORC-3	Key Site 17 105-134-004 105-134-005 105-330-005 105-330-006	DR-20	20	Multi Family Residential (Res 20)	9.53		191	191	191			Vacant	Bio, Crit Hab, Ag
ORC-4	105-071-011	OT-R-14	14	Res 14	0.79		11	11		11		Vacant	Ag
ORC-5	107-031-052	10-R-1	4.3	Res 3.3	0.32		1	1		1		Vacant	CTS, Ag
ORC-6	103-041-021	10-R-1	3.3	Res 3.3	0.23		1	1		1		Vacant	Ag
ORC-7	103-042-007	10-R-1	3.3	Res 3.3	0.23		1	1		1		Vacant	Ag
ORC-8	103-042-008	10-R-1	3.3	Res 3.3	0.23		1	1		1		Vacant	Ag
ORC-9	103-042-009	10-R-1	3.3	Res 3.3	0.25		1	1		1		Vacant	Ag
ORC-10	103-042-017	10-R-1	3.3	Res 3.3	0.23		1	1		1		Vacant	Ag
ORC-11	103-080-004	10-R-1	3.3	Res 3.3	0.35		1	1		1		Vacant	Ag
ORC-12	103-121-014	10-R-1	3.3	Res 3.3	0.20		1	1		1		Vacant	Ag

Residential Sites Inventory and Analysis

2014-2022 RESIDENTIAL SITES INVENTORY													
Site ID #	APN or Project Name	Zoning	Zoning Density (upa)	Land Use Designation	Acres	Existing Units	Realistic Unit Capacity	Total New Unit Potential	INCOME CATEGORY			Existing Use	Environmental Constraints
									ExL/VL/L	Mod	AM		
ORC-13	103-730-011	10-R-1	3.3	Res 3.3	0.25		1	1		1		Vacant	Ag
ORC-14	103-750-037	10-R-1	3.3	Res 3.3	0.37		1	1		1		Vacant	Fire, Ag
ORC-15	105-113-034	7-R-1	4.6	Res-4.6	0.59		2	2		2		Vacant	Creek, Flood
ORC-16	105-114-014	7-R-1	4.6	Res-4.6	0.16		1	1		1		Vacant	Fire, Ag
ORC-17	105-310-002	10-R-1	3.3	Res 3.3	0.31		1	1		1		Vacant	CTS, Ag
ORC-18	105-320-028	SLP	3.3	Res 3.3	3.10		10	10		10		3	Fire, CritHab, Ag, CTS, Fire
ORC-19	105-330-016	SLP	8	Res-8.0	1.73		13	13		13		Vacant	Bio, Fire
ORC-20	105-390-001	SLP	8	Res-8.0	0.22		1	1		1		Vacant	Fire, CritHab, Ag
ORC-21	105-390-026	SLP	8	Res-8.0	0.12		1	1		1		Vacant	Fire, CritHab, Ag
ORC-22	105-390-027	SLP	8	Res-8.0	0.10		1	1		1		Vacant	Fire, CritHab, Ag
ORC-23	105-390-028	SLP	8	Res-8.0	0.10		1	1		1		Vacant	fire, CritHab, Ag
ORC-24	105-390-029	SLP	8	Res-8.0	0.10		1	1		1		Vacant	Fire, CritHab, Ag
ORC-25	105-390-031	SLP	8	Res-8.0	0.10		1	1		1		Vacant	Fire, CritHab, Ag
ORC-26	105-390-034	SLP	8	Res-8.0	0.11		1	1		1		Vacant	Fire, CritHab, Ag
ORC-27	105-390-035	SLP	8	Res-8.0	0.15		1	1		1		Vacant	Fire, CritHab, Ag
ORC-28	105-390-036	SLP	8	Res-8.0	0.15		1	1		1		Vacant	Fire, Bio, CritHab, Ag
ORC-29	105-390-044	SLP	8	Res-8.0	0.10		1	1		1		Vacant	Fire, CritHab, Ag
ORC-30	107-031-039	10-R-1	3.3	Res 3.3	0.32		1	1		1		Vacant	CTS, Ag
ORC-31	107-110-065	10-R-1	3.3	Res 3.3	0.39		1	1		1		Vacant	CTS, Ag
ORC-32	107-161-031	10-R-1	3.3	Res 3.3	0.34		1	1		1		Vacant	Airport
ORC-33	107-210-014	10-R-1	3.3	Res 3.3	0.17		1	1		1		Vacant	Airport
ORC-34	107-210-043	10-R-1	3.3	Res 3.3	0.28		1	1		1		Vacant	Airport
ORC-35	107-240-041	SLP	4.6	Res-4.6	0.22		1	1		1		Vacant	Ag
ORC-36	107-250-014	DR-6	8	Res-8.0	2.04		16	16		16		Vacant	Ag, CTS
ORC-37	107-400-041	10-R-1	3.3	Res 3.3	0.26		1	1		1		Vacant	Airport, CTS, Ag
ORC-38	107-400-042	10-R-1	3.3	Res 3.3	0.25		1	1		1		Vacant	Airport, CTS, Ag
ORC-39	107-400-043	10-R-1	3.3	Res 3.3	0.26		1	1		1		Vacant	Airport, CTS, Ag
ORC-40	107-660-015	10-R-1	3.3	Res 3.3	0.49		1	1		1		Vacant	Ag
ORC-41	109-040-001	8-R-1	4.6	Res-4.6	4.83		22	22		22		Vacant	Ag
ORC-42	109-134-013	8-R-1	4.6	Res-4.6	0.11		1	1		1		Vacant	CTS, Ag
ORC-43	111-420-021	7-R-1	4.6	Res-4.6	0.54		2	2		2		Vacant	Ag, CTS
ORC-44	129-300-005	SLP	4.6	Res-4.6	0.14		1	1		1		Vacant	Fire, Ag, CTS
ORC-45	129-300-006	SLP	4.6	Res-4.6	0.17		1	1		1		Vacant	Fire, Ag, CTS
ORC-46	129-300-007	SLP	4.6	Res-4.6	0.18		1	1		1		Vacant	Fire, Ag, CTS
ORC-47	129-300-008	SLP	4.6	Res-4.6	0.18		1	1		1		Vacant	Fire, Ag, CTS
ORC-48	129-300-009	SLP	4.6	Res-4.6	0.14		1	1		1		Vacant	Fire, Ag, CTS
ORC-49	129-300-010	SLP	4.6	Res-4.6	0.19		1	1		1		Vacant	Fire, Ag, CTS
ORC-50	129-300-011	SLP	4.6	Res-4.6	0.16		1	1		1		Vacant	Fire, Ag, CTS
ORC-51	129-300-012	SLP	4.6	Res-4.6	0.12		1	1		1		Vacant	Fire, Ag, CTS
ORC-52	129-300-013	SLP	4.6	Res-4.6	0.16		1	1		1		Vacant	Fire, Ag, CTS
ORC-53	129-300-014	SLP	4.6	Res-4.6	0.15		1	1		1		Vacant	Fire, Ag, CTS

Residential Sites Inventory and Analysis

2014-2022 RESIDENTIAL SITES INVENTORY													
Site ID #	APN or Project Name	Zoning	Zoning Density (upa)	Land Use Designation	Acres	Existing Units	Realistic Unit Capacity	Total New Unit Potential	INCOME CATEGORY			Existing Use	Environmental Constraints
									ExL/VL/L	Mod	AM		
ORC-54	129-300-015	SLP	4.6	Res-4.6	0.14		1	1		1		Vacant	Fire, Ag, CTS
ORC-55	129-300-016	SLP	4.6	Res-4.6	0.19		1	1		1		Vacant	Fire, Ag, CTS
ORC-56	129-300-017	SLP	4.6	Res-4.6	0.12		1	1		1		Vacant	Fire, Ag, CTS
ORC-57	129-300-018	SLP	4.6	Res-4.6	1.42		6	6		6		Vacant	Fire, Ag, CTS
CUY-1	149-035-033	8-R-1	4.6	Res-4.6	0.22		1	1	1			Vacant	Fire, Flood
CUY-2	149-035-034	8-R-1	4.6	Res-4.6	0.23		1	1	1			Vacant	Ag
CUY-3	149-052-005	8-R-1	4.6	Res-4.6	0.27		1	1	1			Vacant	Ag, Flood
CUY-4	149-052-006	8-R-1	4.6	Res-4.6	0.26		1	1	1			Vacant	Ag
CUY-5	149-052-007	8-R-1	4.6	Res-4.6	0.26		1	1	1			Vacant	Ag
CUY-6	149-054-010	8-R-1	4.6	Res-4.6	0.24		1	1	1			Vacant	Ag
CUY-7	149-055-002	10-R-1	4.6	Res-4.6	0.24		1	1	1			Vacant	Ag
CUY-8	149-055-003	10-R-1	4.6	Res-4.6	0.24		1	1	1			Vacant	Ag
CUY-9	149-063-008	10-R-1	4.6	Res-4.6	0.23		1	1	1			Vacant	Ag
CUY-10	149-123-008	DR-6	12.3	Res-12.3	0.19		2	2	2			Vacant	Ag
CUY-11	149-123-012	DR-6	12.3	Res-12.3	0.48		5	5	5			Vacant	Ag
CUY-12	149-123-013	DR-6	12.3	Res-12.3	0.26		3	3	3			Vacant	Ag
CUY-13	149-124-006	8-R-1	4.6	Res-4.6	0.19		1	1	1			Vacant	Ag
CUY-14	149-124-007	8-R-1	4.6	Res-4.6	0.53		2	2	2			Vacant	Ag
CUY-15	149-131-003	DR-6	12.3	Res-12.3	0.50		6	6	6			Vacant	Ag
CUY-16	149-131-007	DR-6	12.3	Res-12.3	0.25		3	3	3			Vacant	Ag
CUY-17	149-131-008	DR-6	12.3	Res-12.3	0.22		2	2	2			Vacant	Ag
CUY-18	149-131-009	DR-6	12.3	Res-12.3	0.25		3	3	3			Vacant	Ag
CUY-19	149-131-010	DR-6	12.3	Res-12.3	0.24		2	2	2			Vacant	Ag
CUY-20	149-132-006	8-R-1	4.6	Res-4.6	0.19		1	1	1			Vacant	Ag
CUY-21	149-132-007	8-R-1	4.6	Res-4.6	0.39		1	1	1			Vacant	Ag
CUY-22	149-132-008	8-R-1	4.6	Res-4.6	0.20		1	1	1			Vacant	Ag
CUY-23	149-132-009	8-R-1	4.6	Res-4.6	0.68		3	3	3			Vacant	Ag
CUY-24	149-133-004	DR-6	12.3	Res-12.3	0.21		2	2	2			Vacant	Ag
CUY-25	149-133-006	DR-6	12.3	Res-12.3	0.18		2	2	2			Vacant	Ag
CUY-26	149-133-008	DR-6	12.3	Res-12.3	0.18		2	2	2			Vacant	Ag
CUY-27	149-133-011	DR-6	12.3	Res-12.3	0.18		2	2	2			Vacant	Ag
CUY-28	149-133-012	DR-6	12.3	Res-12.3	0.17		2	2	2			Vacant	Ag
CUY-29	149-133-013	DR-6	12.3	Res-12.3	0.17		2	2	2			Vacant	Ag
CUY-30	149-133-014	DR-6	12.3	Res-12.3	0.17		2	2	2			Vacant	Ag
CUY-31	149-133-015	DR-6	12.3	Res-12.3	0.18		2	2	2			Vacant	Ag
LOM-1	097-730-021 (Stoker)	DR-6	8	Res-8.0	2.82		10	10		10		Vacant	Ag, Fire
LOM-2	093-130-012	7-R-1	4.6	Res-4.6	0.12		1	1		1		Vacant	Ag, Fire
LOM-3	097-143-008	7-R-1	4.6	Res-4.6	0.51		2	2		2		Vacant	Ag, fire
LOM-4	097-250-059	DR-4.6	4.6	Res-4.6	1.59		7	7		7		Vacant	Ag, Fire
LOM-5	097-491-007	7-R-1	4.6	Res-4.6	2.36		10	10		10		Vacant	Ag, Fire
LOM-6	097-492-007	7-R-1	4.6	Res-4.6	2.35		10	10		10		Vacant	Ag, Fire

Residential Sites Inventory and Analysis

2014-2022 RESIDENTIAL SITES INVENTORY													
Site ID #	APN or Project Name	Zoning	Zoning Density (upa)	Land Use Designation	Acres	Existing Units	Realistic Unit Capacity	Total New Unit Potential	INCOME CATEGORY			Existing Use	Environmental Constraints
									ExL/VL/L	Mod	AM		
LOM-7	098-009-003	7-R-1	4.6	Res-4.6	0.19		1	1		1		Vacant	Ag, Fire
LOM-8	098-016-001	10-R-1	3.3	Res 3.3	0.32		1	1		1		Vacant	Ag, Fire
LOM-9	098-016-002	10-R-1	3.3	Res 3.3	0.24		1	1		1		Vacant	Ag, Fire
LOM-10	098-016-004	10-R-1	3.3	Res 3.3	0.24		1	1		1		Vacant	Ag, Fire
LOM-11	098-016-005	10-R-1	3.3	Res 3.3	0.23		1	1		1		Vacant	Ag, Fire
LOM-12	098-016-006	10-R-1	3.3	Res 3.3	0.23		1	1		1		Vacant	Ag, Fire
LOM-13	098-016-007	10-R-1	3.3	Res 3.3	0.23		1	1		1		Vacant	Ag, Fire
LOM-14	098-016-008	10-R-1	3.3	Res 3.3	0.23		1	1		1		Vacant	Ag, Fire
LOM-15	098-016-009	10-R-1	3.3	Res 3.3	0.23		1	1		1		Vacant	Ag, Fire
LOM-16	098-016-010	10-R-1	3.3	Res 3.3	0.23		1	1		1		Vacant	Ag, Fire
SMV-1	113-301-004	7-R-1	4.6	Res-4.6	0.15		1	1		1		Vacant	Ag, Bio, CritHab, Fire
SMV-2	113-311-003	7-R-1	4.6	Res-4.6	0.16		1	1		1		Vacant	Ag, Bio, CritHab, Fire
SMV-3	113-312-010	7-R-1	4.6	Res-4.6	0.44		2	2		2		Vacant	Ag, Bio, CritHab, Fire
SMV-4	113-314-017	7-R-1	4.6	Res-4.6	0.18		1	1		1		Vacant	Ag, Bio, CritHab, Fire
SMV-5	113-316-001	7-R-1	4.6	Res-4.6	1.00		4	4		4		Vacant	Ag, Bio, CritHab, Fire, Wetland
SMV-6	129-090-003	7-R-1	4.6	Res-4.6	0.34		1	1		1		Vacant	Ag, CTS
SMV-7	129-090-014	7-R-1	4.6	Res-4.6	0.28		1	1		1		Vacant	Ag, CTS
SMV-8	129-090-016	7-R-1	4.6	Res-4.6	0.47		2	2		2		Vacant	Ag, CTS
SMV-9	129-090-023	7-R-1	4.6	Res-4.6	0.23		1	1		1		Vacant	Ag, CTS
SMV-10	129-090-024	7-R-1	4.6	Res-4.6	0.25		1	1		1		Vacant	Ag, CTS
SMV-11	129-090-025	7-R-1	4.6	Res-4.6	0.36		1	1		1		Vacant	Ag, CTS
SMV-12	129-090-029	7-R-1	4.6	Res-4.6	0.24		1	1		1		Vacant	Ag, CTS
SMV-13	129-090-031	7-R-1	4.6	Res-4.6	0.85		3	3		3		Vacant	Ag, CTS
SMV-14	129-090-032	7-R-1	4.6	Res-4.6	0.55		2	2		2		Vacant	Ag, CTS
SMV-15	129-090-036	7-R-1	4.6	Res-4.6	0.27		1	1		1		Vacant	Ag, CTS
SMV-16	129-201-013	7-R-1	4.6	Res-4.6	0.15		1	1		1		Vacant	Ag, CTS
SMV-17	129-201-027	7-R-1	4.6	Res-4.6	0.23		1	1		1		Vacant	Ag, CTS
SMV-18	129-201-041	7-R-1	4.6	Res-4.6	0.16		1	1		1		Vacant	Ag, CTS, Flood
SMV-19	129-201-042	7-R-1	4.6	Res-4.6	0.30		1	1		1		Vacant	Ag, CTS
SMV-20	129-201-044	7-R-1	4.6	Res-4.6	0.11		1	1		1		Vacant	Ag, CTS
SMV-21	129-202-019	7-R-1	4.6	Res-4.6	0.14		1	1		1		Vacant	Ag, CTS, Flood
SMV-22	129-203-014	7-R-1	4.6	Res-4.6	0.27		1	1		1		Vacant	Ag, CTS, Flood
SMV-23	129-203-017	7-R-1	4.6	Res-4.6	0.14		1	1		1		Vacant	Ag, CTS, Flood
SMV-24	129-204-015	7-R-1	4.6	Res-4.6	0.13		1	1		1		Vacant	Ag, CTS
ORC-58	111-240-001	RR-20	0.05	RR-20	4.60		1	1			1	Vacant	Flood, Farm,
ORC-59	111-240-020	RR-20	0.05	RR-20	6.85		1	1			1	Vacant	Ag, Flood, CritHab, CTS
ORC-60	111-570-001	1-E-1	1	RES-1.0	0.43		1	1			1	Vacant	Ag, CTS
ORC-61	111-240-007	RR-20	0.05	RR-20	9.11		1	1			1	Vacant	Ag, CritHab, CTS
ORC-62	111-240-005	RR-20	0.05	RR-20	11.31		1	1			1	Vacant	Ag, CritHab, CTS
ORC-63	105-400-003	DR-3.3	3.3	RES-3.3	0.23		1	1			1	Vacant	Ag, CTS
ORC-64	105-400-004	DR-3.3	3.3	RES-3.3	0.23		1	1			1	Vacant	Ag, CTS

Residential Sites Inventory and Analysis

2014-2022 RESIDENTIAL SITES INVENTORY													
Site ID #	APN or Project Name	Zoning	Zoning Density (upa)	Land Use Designation	Acres	Existing Units	Realistic Unit Capacity	Total New Unit Potential	INCOME CATEGORY			Existing Use	Environmental Constraints
									ExL/VL/L	Mod	AM		
ORC-65	105-400-006	DR-3.3	3.3	RES-3.3	0.23		1	1			1	Vacant	Ag, CTS
ORC-66	105-060-022	20-R-1	2.18	RES-1.8	0.47		1	1			1	Vacant	Ag, Flood, CritHab, CTS
ORC-67	105-380-013	1-E-1	1	RES-1.0	0.87		1	1			1	Vacant	Ag, CTS
ORC-68	105-380-014	1-E-1	1	RES-1.0	0.87		1	1			1	Vacant	Ag, CTS
ORC-69	105-380-023	1-E-1	1	RES-1.0	0.88		1	1			1	Vacant	Ag, CTS
ORC-70	103-200-097	3-E-1	0.33	RES-0.33	3.00		1	1			1	Vacant	Ag, CTS, Flood, Fire
ORC-71	111-490-040	1-E-1	1	RES-1.0	0.99		1	1			1	Vacant	Ag, CTS
ORC-72	105-010-083	1-E-1	1	RES-1.0	1.00		1	1			1	Vacant	Ag, CTS
ORC-73	105-010-084	1-E-1	1	RES-1.0	1.00		1	1			1	Vacant	Ag, CTS
ORC-74	105-300-086	DR-1	1	RES-1.0	1.00		1	1			1	Vacant	Ag, CritHab, CTS, Fire
ORC-75	129-151-070	RR-5	0.2	RR-5	5.00		1	1			1	Vacant	Ag, CTS, Fire
ORC-76	103-200-089	1-E-1	1	RES-1.0	1.05		1	1			1	Vacant	Ag, CTS, Fire
ORC-77	103-200-090	1-E-1	1	RES-1.0	1.05		1	1			1	Vacant	Ag, CTS, Fire
ORC-78	103-200-091	1-E-1	1	RES-1.0	1.05		1	1			1	Vacant	Ag, CTS, Fire
ORC-79	129-290-026	1-E-1	1	RES-1.0	1.20		1	1			1	Vacant	Ag, CTS, Fire
ORC-80	105-270-038	1-E-1	1	RES-1.0	1.21		1	1			1	Vacant	Bio, Ag, CTS, Fire
ORC-81	109-182-015	15-R-1	2.90	RES-3.3	0.39		1	1			1	Vacant	CTS, Ag
ORC-82	103-200-096	3-E-1	0.33	RES-0.33	4.00		1	1			1	Vacant	Ag, Flood, CTS, Fire
ORC-83	105-240-010	1-E-1	1	RES-1.0	1.43		1	1			1	Vacant	CTS, Ag
ORC-84	107-780-065	DR-3.3	3.3	PRD-3.3	0.47		1	1			1	Vacant	Airport, CTS, Ag
ORC-85	111-680-014	20-R-1	2.18	RES-1.8	1.01		1	1			1	Vacant	CTS, Ag
ORC-86	105-400-062	DR-3.3	3.3	RES-3.3	1.04		3	3			3	Vacant	CTS, Ag
ORC-87	107-770-028	DR-3.3	3.3	PRD-3.3	1.20		3	3			3	Vacant	Airport, CTS, Ag
ORC-88	107-770-026	DR-3.3	3.3	PRD-3.3	1.26		4	4			4	Vacant	Airport, CTS, Ag
ORC-89	105-330-013	DR-1	1	RES-1.0	6.01		6	6			6	Vacant	Bio, Crit Hab, CTS, Fire
ORC-90	111-240-028	RR-20	0.05	RR-20	139.43		6	6			6	Vacant	Airport, Ag, CritHab, CTS
ORC-91	111-220-022	RR-20	0.05	RR-20	145.72		7	7			7	Vacant	Ag, CritHab, CTS
ORC-92	111-240-030	RR-20	0.05	RR-20	145.95		7	7			7	Vacant	Ag, CritHab, CTS
ORC-93	107-780-066	DR-3.3	3.3	PRD-3.3	2.24		7	7			7	Vacant	Airport, Ag, CTS
ORC-94	111-240-027	RR-20	0.05	RR-20	149.90		7	7			7	Vacant	Ag, CritHab, CTS
ORC-95	107-540-031	DR-3.3	3.3	PRD-3.3	2.48		8	8			8	Vacant	Airport, CTS, Ag
ORC-96	111-240-029	RR-20	0.05	RR-20	165.05		8	8			8	Vacant	Ag, CritHab, CTS
ORC-97	111-470-062	DR-3.3	3.3	RES-3.3	3.03		9	9			9	Vacant	Ag, CTS
ORC-98	107-560-033	DR-3.3	3.3	PRD-3.3	3.14		10	10			10	Vacant	Airport, Ag, CTS
ORC-99	111-470-029	DR-3.3	3.3	RES-3.3	3.14		10	10			10	Vacant	Ag, CTS
LOM-17	098-016-020	20-R-1	2.18	RES - 1.8	0.46		1	1			1	Vacant	Ag, Fire
LOM-18	098-016-021	20-R-1	2.18	RES - 1.9	0.46		1	1			1	Vacant	Ag, Fire
LOM-19	098-016-027	20-R-1	2.18	RES - 1.10	0.46		1	1			1	Vacant	Bio, Fire, AG
LOM-20	098-016-028	20-R-1	2.18	RES - 1.11	0.46		1	1			1	Vacant	Ag, Fire
LOM-21	098-016-030	20-R-1	2.18	RES - 1.12	0.46		1	1			1	Vacant	Ag, Fire
LOM-22	098-016-031	20-R-1	2.18	RES - 1.13	0.46		1	1			1	Vacant	Ag, Fire

Residential Sites Inventory and Analysis

2014-2022 RESIDENTIAL SITES INVENTORY													
Site ID #	APN or Project Name	Zoning	Zoning Density (upa)	Land Use Designation	Acres	Existing Units	Realistic Unit Capacity	Total New Unit Potential	INCOME CATEGORY			Existing Use	Environmental Constraints
									ExL/VL/L	Mod	AM		
LOM-23	098-016-034	20-R-1	2.18	RES - 1.14	0.46		1	1			1	Vacant	Ag, Fire
LOM-24	098-016-036	20-R-1	2.18	RES - 1.15	0.46		1	1			1	Vacant	Ag, Fire
LOM-25	098-017-005	20-R-1	2.18	RES - 1.16	0.46		1	1			1	Vacant	Ag, Fire
LOM-26	098-017-012	20-R-1	2.18	RES - 1.17	0.46		1	1			1	Vacant	Ag, Fire
LOM-27	098-017-013	20-R-1	2.18	RES - 1.18	0.46		1	1			1	Vacant	Ag, Fire
LOM-28	098-017-014	20-R-1	2.18	RES - 1.19	0.46		1	1			1	Vacant	Ag, Fire
LOM-29	098-017-015	20-R-1	2.18	RES - 1.20	0.46		1	1			1	Vacant	Ag, Fire
LOM-30	097-720-027	20-R-1	2.18	RES - 1.21	0.47		1	1			1	Vacant	Ag, Fire
LOM-31	098-016-019	20-R-1	2.18	RES - 1.22	0.47		1	1			1	Vacant	Ag, Fire
LA-17	101-120-038	1-E-1	1	RES-1.0	0.96		1	1			1	Vacant	Ag, Fire, CTS
LA-18	101-120-039	1-E-1	1	RES-1.0	0.96		1	1			1	Vacant	Ag, Fire, CTS
SY-1	137-380-032	1-E-1	1	RES-1.0	0.97		1	1			1	Vacant	Ag, Fire
SY-2	135-240-081	1-E-1	1	RES-1.0	0.98		1	1			1	Vacant	SpPr, Ag, Fire
SY-3	135-240-041	1-E-1	1	RES-1.0	1.00		1	1			1	Vacant	SpPr, Ag, Fire
SY-4	135-240-042	1-E-1	1	RES-1.0	1.00		1	1			1	Vacant	SpPr, Ag, Fire
SY-5	137-690-007	1-E-1	1	RES-1.0	1.00		1	1			1	Vacant	Ag, Fire
SY-6	139-051-046	1-E-1	1	RES-1.0	1.00		1	1			1	Vacant	SpPr, Ag, Fire
SY-7	139-520-005	1-E-1	1	RES-1.0	1.00		1	1			1	Vacant	Ag, Fire
SY-8	139-520-014	1-E-1	1	RES-1.0	1.00		1	1			1	Vacant	Ag, Fire
SY-9	139-520-015	1-E-1	1	RES-1.0	1.00		1	1			1	Vacant	Ag, Fire
SY-10	139-520-016	1-E-1	1	RES-1.0	1.00		1	1			1	Vacant	Ag, Fire
SY-11	141-201-037	1-E-1	1	RES-1.0	1.00		1	1			1	Vacant	Ag, Fire
SY-12	141-211-046	1-E-1	1	RES-1.0	1.00		1	1			1	Vacant	SpPr, Ag, Fire
SY-13	141-211-068	1-E-1	1	RES-1.0	1.07		1	1			1	Vacant	SpPr, Ag, Fire
GOL-2	059-440-020	1-E-1	1	RES-1.0	4.27		4	4			4	Vacant	Ag, Fire
MON-1	005-060-027	3-E-1	0.33	SRR-0.33	12.46		4	4			4	Vacant	Ag, Fire
GOL-3	059-440-004	3-E-1	0.33	RES-0.33	14.47		4	4			4	Vacant	Ag, Fire
GOL-4	059-130-014	DR-1	1	RES-1.0	4.61		4	4			4	Vacant	Ag, Fire
GOL-5	069-680-049	DR-3.3	3.3	RES-3.3	1.40		4	4			4	Vacant	Ag
MON-2	005-060-028	1-E-1	1	SRR-1.0	5.28		5	5			5	Vacant	Ag, Fire
MON-3	007-530-035	2-E-1	0.5	SRR-0.5	10.98		5	5			5	Vacant	RipCor, Ag, Flood, Fire
SC-1	055-070-001	15-R-1	2.90	RES-3.3	2.12		6	6			6	Vacant	Ag, Fire
GOL-6	065-280-001	DR-1	1	RES-1.0	6.00		6	6			6	Vacant	Airport, Ag
SC-2	047-010-044	1-E-1	1	RES-1.0	7.28		7	7			7	Vacant	Ag, Fire
SC-3	047-041-001	1-E-1	1	RES-1.0	7.67		7	7			7	Vacant	Ag, Fire
GOL-7	065-280-017	20-R-1	2.18	RES-1.8	4.04		7	7			7	Vacant	Ag
SUM-1	005-680-021	DR-2	2	RES-1.8	4.09		7	7			7	Vacant	Ag
MC-1	023-200-031	1-E-1	1	RES-1.0	8.01		8	8			8	Vacant	SpPr, Ag, Fire
GOL-8	063-150-008	2.5-EX-1	0.4	RES-0.5	16.55		8	8			8	Vacant	Ag, Fire
MON-4	155-030-045	5-E-1	0.2	SRR-0.2	46.75		9	9			9	Vacant	Ag, fire
GOL-9	059-370-015	DR-1	1	RES-1.0	10.28		10	10			10	Vacant	Ag, fire

Residential Sites Inventory and Analysis

2014-2022 RESIDENTIAL SITES INVENTORY													
Site ID #	APN or Project Name	Zoning	Zoning Density (upa)	Land Use Designation	Acres	Existing Units	Realistic Unit Capacity	Total New Unit Potential	INCOME CATEGORY			Existing Use	Environmental Constraints
									ExL/VL/L	Mod	AM		
GOL10	059-290-041	1-E-1	1	RES-1.0	14.09		14	14			14	Vacant	Ag, Fire
	Countywide	Various	Various	Various							3,176	Vacant	Various
Subtotal (Vacant)						0	1,386	1,386	651	450	3,461		
						<i>Existing Units</i>	<i>Realistic Unit Capacity</i>	<i>Total New Unit Potential</i>	<i>ExL/VL/L</i>	<i>Mod</i>	<i>AM</i>		
Underutilized Sites - South County													
IV-1	075-122-011	C-2/CM-40	40	General Commercial/Community Mixed Use	0.2		7	7	7			Commercial	Ag
IV-2	075-114-011	C-2/CM-45	45	General Commercial/Community Mixed Use	0.21		9	11	11			Commercial	Ag
	075-114-012				0.1	2	4			Mixed-Use Commercial/Residential			
IV-3	075-020-035	SR-H-20/MRD 35	35	Multifamily Residential/Mixed Residential Development	1.2		46	46	46			Parking Lot	Ag
IV-4	075-121-004	C-2/CM-40	40	General Commercial/Community Mixed Use	0.23		9	9	9			Parking Lot	Ag
IV-5	075-113-019	C-2/CM-40	40	General Commercial/Community Mixed Use	0.43		17	17	17			Commercial	Ag
IV-6	075-171-009	C-2/CM-40	40	General Commercial/Community Mixed Use	0.19		7	7	7			Commercial	Ag
IV-7	075-171-011	C-2/CM-40	40	General Commercial/Community Mixed Use	0.43		17	17	17			Commercial	Ag
IV-8	075-161-013	C-2/CM-40	40	General Commercial/Community Mixed Use	0.32		12	21	21			Commercial	Ag
	075-161-014				0.23	9	Parking Lot			Ag			
IV-9	075-161-003	C-2/CM-40	40	General Commercial/Community Mixed Use	0.44		17	17	17			Commercial	Ag
IV-10	075-112-014	C-2/CM-40	40	General Commercial/Community Mixed Use	0.12		4	8	8			Commercial	Ag
	075-112-015				0.124	4	Parking lot			Ag			
IV-11	075-172-002	C-2/CM-40	40	General Commercial/Community Mixed Use	0.2		7	7	7			Commercial	Ag
IV-12	075-122-014	C-2/CM-40	40	General Commercial/Community Mixed Use	0.17		6	6	6			Commercial	Ag
IV-13	075-122-010	C-2/CM-40	40	General Commercial/Community Mixed Use	0.21		6	6	6			Commercial	Ag

Residential Sites Inventory and Analysis

2014-2022 RESIDENTIAL SITES INVENTORY													
Site ID #	APN or Project Name	Zoning	Zoning Density (upa)	Land Use Designation	Acres	Existing Units	Realistic Unit Capacity	Total New Unit Potential	INCOME CATEGORY			Existing Use	Environmental Constraints
									ExL/VL/L	Mod	AM		
IV-14	075-020-007	SR-H-20/MRD 35	35	Multi Family Residential/Mixed Residential Development	0.82		28	28	28			Parking Lot	Ag
IV-15	075-064-004	SR-H-20/MRD 30	30	Multi Family Residential/Mixed Residential Development	0.49	2	14	12	12			Multi Family Residential 2-4 Units	Ag
IV-16	075-033-003	SR-H-20/MRD 31	30	Multi Family Residential/Mixed Residential Development	1.28		38	38	38			Church	Ag
IV-17	075-092-008	SR-M-18/MRD 25	25	Multi Family Residential/Mixed Residential Development	0.44	2	8	18	18			Multi Family Residential 2-4 Units	Ag
	0.58				1	13	Single Family Residence						
IV-18	075-041-012	SR-H-20/MRD 35	35	Multi Family Residential/Mixed Residential Development	1.2		38	38	38			Parking Lot	Ag
IV-19	075-036-001	SR-H-20/MRD 30	30	Multi Family Residential/Mixed Residential Development	1.1		27	27	27			Church	Ag
IV-20	075-072-003	SR-H-20/MRD 30	30	Multi Family Residential/Mixed Residential Development	1.2		30	30	30			Church	Ag
IV-21	075-034-014 (075-034-012 and 075-034-006 combined and retired)	SR-H-20MRD 35	35	Multi Family Residential/Mixed Residential Development	0.88		11	11	11			Multi Family Residential 5+ Units	Bio, Ag
IV-22	075-032-008	SR-H-20MRD 35	35	Multi Family Residential/Mixed Residential Development	1		10	10	10			Multi Family Residential 5+ Units	Ag
Subtotal (Underutilized South County)						7 <i>Existing Units</i>	398 <i>Realistic Unit Capacity</i>	391 <i>Total New Unit Potential</i>	391 <i>ExL/VL/L</i>	0 <i>Mod</i>	0 <i>AM</i>		
Underutilized Sites - North County													
LA-19	101-181-001	CM-LA	N/A	General Commercial	0.46		8	8		8		Commercial	SpPr, CTS
LA-20	101-181-003	CM-LA	N/A	General Commercial	0.46		8	8		8		Restaurants, Bars	SpPr, CTS
LA-21	101-152-004	CM-LA	N/A	General Commercial	0.52	1	4	3		3		Single Family Residential	SpPr, CTS, Flood, Fire, Hist
LA-22	101-191-003	CM-LA	N/A	General Commercial	0.57	2	6	4		4		Multi Family Residential, 2-4 Units	SpPr, CTS
LA-23	101-191-006	CM-LA	N/A	General Commercial	0.46	1	3	2		2		Service Stations	SpPr, CTS
LA-24	101-181-006	CM-LA	N/A	General Commercial	0.22	2	5	3		3		Multi Family Residential, 2-4 Units	SpPr, CTS
LA-25	101-152-010	CM-LA	N/A	General Commercial	0.18		7	7		7		Retail Store	SpPr, CTS
LA-26	101-142-005	CM-LA	N/A	General Commercial	0.24	1	6	5		5		Single Family Residential	SpPr, CTS, Flood, Fire, Hist
LA-27	101-173-009	CM-LA	N/A	General Commercial	0.23	1	5	4		4		Single Family Residential	SpPr, CTS
LA-28	101-154-002	CM-LA	N/A	General Commercial	0.62		15	15		15		Hotel/Parking	SpPr, CTS, Flood, Fire, Hist
LA-29	101-160-016	CM-LA	N/A	General Commercial	1.04		2	2		2		Restaurants, Bars	SpPr, CTS, Flood, Fire

Residential Sites Inventory and Analysis

2014-2022 RESIDENTIAL SITES INVENTORY													
Site ID #	APN or Project Name	Zoning	Zoning Density (upa)	Land Use Designation	Acres	Existing Units	Realistic Unit Capacity	Total New Unit Potential	INCOME CATEGORY			Existing Use	Environmental Constraints
									ExL/VL/L	Mod	AM		
LA-30	101-183-006	CM-LA	N/A	General Commercial	0.23		4	4		4		Commercial	SpPr, CTS
LA-31	101-181-002	CM-LA	N/A	General Commercial	0.24		3	3		3		Hotels	SpPr, CTS
LA-32	101-183-007	CM-LA	N/A	General Commercial	0.23		3	3		3		Retail Stores	SpPr, CTS, Hist
LA-33	101-183-012	CM-LA	N/A	General Commercial	0.23	1	3	2		2		Retail Stores	SpPr, CTS, Hist
LA-34	101-183-013	CM-LA	N/A	General Commercial	0.32	1	3	2		2		Retail Stores	SpPr, CTS, Hist
LA-35	101-144-004	CM-LA	N/A	General Commercial	0.21	1	3	2		2		Single Family Residential	SpPr, CTS, Flood, Fire
LA-36	101-152-005	CM-LA	N/A	General Commercial	0.21		3	3		3		Auto Sales, Repair, Storage, Car Wash	SpPr, CTS, Flood, Fire, Hist
LA-37	101-144-007	CM-LA	N/A	General Commercial	0.09		2	2		2		Commercial	SpPr, CTS, Flood, Fire
Subtotal (Underutilized North County)						11 <i>Existing Units</i>	93 <i>Realistic Unit Capacity</i>	82 <i>Total New Unit Potential</i>	0 <i>ExL/VL/L</i>	82 <i>Mod</i>	0 <i>AM</i>		
Special Unit Type Production													
Residential Second Units								71	57	14			
Farm Employee Dwellings								21	21				
Subtotal (Special Unit Production)								92 <i>Total New Unit Potential</i>	78 <i>ExL/VL/L</i>	14 <i>Mod</i>	0 <i>AM</i>		
RHNA Allocation Adjustments - Annexation by the City of Lompoc													
LOM-1	097-250-034 - Rancho Estates	DR-4.6	4.6	Single Family Residence (Res 4.6)	10.06								
Total Housing Unit Capacity: 2014-2023						18 <i>Existing Units</i>	1,879 <i>Realistic Unit Capacity</i>	1,953 <i>Total New Unit Potential</i>	1,120 <i>ExL/VL/L</i>	547 <i>Mod</i>	3,462 <i>AM</i>		
RHNA: 2014-2023								661 <i>RHNA Total</i>	265 <i>ExL/VL/L</i>	112 <i>Mod</i>	284 <i>AM</i>		
Surplus								1292	855	435	3178		

ENVIRONMENTAL CONSTRAINTS - Key

- Ag- Active Agricultural Production
- Airport- Airport Approach or Overflight
- Bio- General Biological Resources
- Butterfly- Habitat for Monarch Butterfly
- Creek- Blueline Creek
- CTS- California tiger salamander Range
- Fire- High Fire Hazard Area
- Flood- Floodway or Flood Hazard Area
- RipCor- Riparian Corridor
- SpPr- Special Problems Area
- Wetland- Fresh or Saltwater Wetland

SITE ID - Key

- TORO - Toro Canyon Community Plan Area
- LA - Los Alamos Community Plan Area
- GOL - Goleta Community Plan Area
- ORC - Orcutt Community Plan Area
- CUY - Cuyama Valley Rural Region
- LOM - Lompoc Valley Rural Region
- SMV - Santa Maria Valley Rural Region
- SY - Santa Ynez Valle Community Plan Area
- MON - Montecito Community Plan Area
- SC - South Coast Rural Region
- SUM - Summerland Community Plan Area
- MC - Mission Canyon Community Plan Area

Emergency Shelter Sites Inventory and Analysis

2014-2022 EMERGENCY SHELTER SITES INVENTORY						
<i>Site ID #</i>	<i>Location</i>	<i>APN or Project Name</i>	<i>Zoning</i>	<i>Land Use Designation</i>	<i>Existing Use</i>	<i>Acres</i>
1	Goleta	075-122-011	C-2	GENERAL COMMERCIAL	Vacant	0.2
2	Lompoc	097-590-003	C-2	GENERAL COMMERCIAL	Vacant	0.84
3	Los Alamos	101-120-022	C-2	GENERAL COMMERCIAL	Vacant	3.13
4	Santa Maria	103-750-036	C-2	GENERAL COMMERCIAL	Vacant	0.23
5	Santa Maria	103-750-038	C-2	GENERAL COMMERCIAL	Vacant	1.1
6	Santa Maria	107-250-011	C-2	GENERAL COMMERCIAL/OFFICE AND PROFESSIONAL/PLANNED DEVELOPMENT-3.3	Vacant	6.36
7	Santa Maria	107-250-012	C-2	GENERAL COMMERCIAL/OFFICE AND PROFESSIONAL/PLANNED DEVELOPMENT-3.3	Vacant	4.5
8	Santa Maria	107-250-013	C-2	GENERAL COMMERCIAL/OFFICE AND PROFESSIONAL/PLANNED DEVELOPMENT-3.3	Vacant	40.66
9	Santa Maria	129-120-024	C-2	GENERAL COMMERCIAL	Vacant	24.71
10	Santa Maria	129-280-001	C-2	GENERAL COMMERCIAL	Vacant	5.83
11	Santa Maria	129-280-003	C-2	GENERAL COMMERCIAL	Vacant	9.53
12	Santa Maria	129-280-004	C-2	GENERAL COMMERCIAL	Vacant	2.82
13	Santa Ynez	135-064-002	C-2	GENERAL COMMERCIAL	Vacant	0.64
14	Santa Ynez	135-064-004	C-2	GENERAL COMMERCIAL	Vacant	0.17
15	Santa Ynez	135-064-011	C-2	GENERAL COMMERCIAL	Vacant	0.31
16	Santa Ynez	135-064-020	C-2	GENERAL COMMERCIAL	Vacant	0.41
17	Santa Ynez	135-064-021	C-2	GENERAL COMMERCIAL	Vacant	0.35
18	Santa Ynez	135-093-021	C-2	GENERAL COMMERCIAL	Vacant	0.16
19	Santa Ynez	135-102-010	C-2	GENERAL COMMERCIAL	Vacant	0.16
20	Santa Ynez	143-184-002	C-2	GENERAL COMMERCIAL	Vacant	0.47
21	Santa Ynez	143-212-018	C-2	GENERAL COMMERCIAL	Vacant	0.29
22	Santa Ynez	143-212-019	C-2	GENERAL COMMERCIAL	Vacant	0.24
23	Santa Ynez	143-220-005	C-2	GENERAL COMMERCIAL	Vacant	2.5

Emergency Shelter Sites Inventory and Analysis

2014-2022 EMERGENCY SHELTER SITES INVENTORY						
<i>Site ID #</i>	<i>Location</i>	<i>APN or Project Name</i>	<i>Zoning</i>	<i>Land Use Designation</i>	<i>Existing Use</i>	<i>Acres</i>
24	Santa Ynez	143-220-007	C-2	GENERAL COMMERCIAL	Vacant	0.39
25	Santa Ynez	143-220-017	C-2	GENERAL COMMERCIAL	Vacant	0.23
26	Santa Ynez	143-220-018	C-2	GENERAL COMMERCIAL	Vacant	0.27
27	Santa Ynez	143-241-003	C-2	GENERAL COMMERCIAL	Vacant	2.8
28	Santa Ynez	143-251-001	C-2	GENERAL COMMERCIAL	Vacant	0.68
29	Santa Ynez	143-251-005	C-2	GENERAL COMMERCIAL	Vacant	0.26
30	Santa Ynez	143-251-006	C-2	GENERAL COMMERCIAL	Vacant	0.31
31	Santa Ynez	143-251-008	C-2	GENERAL COMMERCIAL	Vacant	0.51
32	Santa Ynez	143-251-009	C-2	GENERAL COMMERCIAL	Vacant	0.26
33	Santa Ynez	143-252-001	C-2	GENERAL COMMERCIAL	Vacant	0.51
34	Santa Ynez	143-252-002	C-2	GENERAL COMMERCIAL	Vacant	0.2
35	Santa Ynez	143-253-002	C-2	GENERAL COMMERCIAL	Vacant	0.27
36	Santa Ynez	143-253-003	C-2	GENERAL COMMERCIAL	Vacant	0.53
37	Santa Ynez	143-253-007	C-2	GENERAL COMMERCIAL	Vacant	0.27
38	Santa Ynez	143-253-008	C-2	GENERAL COMMERCIAL	Vacant	0.27
39	Santa Ynez	143-254-002	C-2	GENERAL COMMERCIAL	Vacant	1.4
40	Santa Ynez	143-254-004	C-2	GENERAL COMMERCIAL	Vacant	1.148
41	Santa Ynez	143-261-002	C-2	GENERAL COMMERCIAL	Vacant	3
42	Santa Ynez	143-330-039	C-2	GENERAL COMMERCIAL	Vacant	0.23
43	Cuyama	149-024-001	C-2	GENERAL COMMERCIAL	Vacant	0.4
44	Cuyama	149-024-002	C-2	GENERAL COMMERCIAL	Vacant	0.92
45	Cuyama	149-024-003	C-2	GENERAL COMMERCIAL	Vacant	0.88
46	Cuyama	149-024-004	C-2	GENERAL COMMERCIAL	Vacant	0.79
47	Cuyama	149-024-005	C-2	GENERAL COMMERCIAL	Vacant	0.68
48	Cuyama	149-032-003	C-2	GENERAL COMMERCIAL	Vacant	0.16

Emergency Shelter Sites Inventory and Analysis

2014-2022 EMERGENCY SHELTER SITES INVENTORY						
<i>Site ID #</i>	<i>Location</i>	<i>APN or Project Name</i>	<i>Zoning</i>	<i>Land Use Designation</i>	<i>Existing Use</i>	<i>Acres</i>
49	Cuyama	149-032-004	C-2	GENERAL COMMERCIAL	Vacant	0.12
50	Cuyama	149-032-005	C-2	GENERAL COMMERCIAL	Vacant	0.11
51	Cuyama	149-032-006	C-2	GENERAL COMMERCIAL	Vacant	0.12
52	Cuyama	149-034-001	C-2	GENERAL COMMERCIAL	Vacant	0.11
53	Cuyama	149-034-002	C-2	GENERAL COMMERCIAL	Vacant	0.12
54	Cuyama	149-034-003	C-2	GENERAL COMMERCIAL	Vacant	0.12
55	Cuyama	149-034-004	C-2	GENERAL COMMERCIAL	Vacant	0.11
56	Cuyama	149-034-005	C-2	GENERAL COMMERCIAL	Vacant	0.12
57	Cuyama	149-034-006	C-2	GENERAL COMMERCIAL	Vacant	0.12
58	Cuyama	149-034-007	C-2	GENERAL COMMERCIAL	Vacant	0.12
59	Cuyama	149-034-008	C-2	GENERAL COMMERCIAL	Vacant	0.11
60	Cuyama	149-034-009	C-2	GENERAL COMMERCIAL	Vacant	0.12
61	Cuyama	149-034-010	C-2	GENERAL COMMERCIAL	Vacant	0.11
62	Cuyama	149-051-001	C-2	GENERAL COMMERCIAL	Vacant	0.58
63	Cuyama	149-051-002	C-2	GENERAL COMMERCIAL	Vacant	0.51
64	Cuyama	149-051-003	C-2	GENERAL COMMERCIAL	Vacant	0.4
65	Cuyama	149-100-006	C-2	GENERAL COMMERCIAL	Vacant	0.42
66	Cuyama	149-123-001	C-2	GENERAL COMMERCIAL	Vacant	0.42
67	Cuyama	149-123-002	C-2	GENERAL COMMERCIAL	Vacant	0.2
68	Cuyama	149-123-005	C-2	GENERAL COMMERCIAL	Vacant	0.42
69	Cuyama	149-131-001	C-2	GENERAL COMMERCIAL	Vacant	0.44
70	Goleta	061-110-014	C-3	GENERAL COMMERCIAL	Vacant	1.71
71	Goleta	061-110-019	C-3	GENERAL COMMERCIAL	Vacant	1.02
72	Los Alamos	101-143-001	C-3	GENERAL COMMERCIAL	Vacant	0.44
73	Los Alamos	101-143-002	C-3	GENERAL COMMERCIAL	Vacant	0.23

Emergency Shelter Sites Inventory and Analysis

2014-2022 EMERGENCY SHELTER SITES INVENTORY						
<i>Site ID #</i>	<i>Location</i>	<i>APN or Project Name</i>	<i>Zoning</i>	<i>Land Use Designation</i>	<i>Existing Use</i>	<i>Acres</i>
74	Los Alamos	101-143-008	C-3	GENERAL COMMERCIAL	Vacant	0.22
75	Los Alamos	101-153-001	C-3	GENERAL COMMERCIAL	Vacant	0.11
76	Los Alamos	101-153-002	C-3	GENERAL COMMERCIAL	Vacant	0.11
77	Los Alamos	101-160-005	C-3	GENERAL COMMERCIAL	Vacant	0.57
78	Los Alamos	101-142-006	CM-LA	GENERAL COMMERCIAL	Vacant	0.38
79	Los Alamos	101-144-001	CM-LA	GENERAL COMMERCIAL	Vacant	0.41
80	Los Alamos	101-144-005	CM-LA	GENERAL COMMERCIAL	Vacant	0.43
81	Los Alamos	101-152-011	CM-LA	GENERAL COMMERCIAL	Vacant	0.23
82	Los Alamos	101-154-003	CM-LA	GENERAL COMMERCIAL	Vacant	0.62
83	Los Alamos	101-171-001	CM-LA	GENERAL COMMERCIAL	Vacant	2.1
84	Los Alamos	101-173-001	CM-LA	GENERAL COMMERCIAL	Vacant	0.11
85	Los Alamos	101-173-002	CM-LA	GENERAL COMMERCIAL	Vacant	0.11
86	Los Alamos	101-173-003	CM-LA	GENERAL COMMERCIAL	Vacant	0.23
87	Los Alamos	101-173-008	CM-LA	GENERAL COMMERCIAL	Vacant	0.69
88	Los Alamos	101-183-010	CM-LA	GENERAL COMMERCIAL	Vacant	0.33
89	Los Alamos	101-191-005	CM-LA	GENERAL COMMERCIAL	Vacant	0.66
90	Los Alamos	101-193-003	CM-LA	GENERAL COMMERCIAL	Vacant	0.73
91	Los Alamos	101-260-006	CM-LA	GENERAL COMMERCIAL	Vacant	0.69
92	Cuyama	149-122-001	M-1	LIGHT INDUSTRY	Vacant	0.7
93	Cuyama	149-123-015	M-1	LIGHT INDUSTRY	Vacant	0.21
94	Goleta	075-020-007	SR-H-20	RES-20.0	Vacant	0.82
95	Goleta	075-020-035	SR-H-20	RES-20.0	Vacant	1.2
96	Goleta	075-112-007	SR-H-20	RES-20.0	Vacant	0.12

APPENDIX C
QUALITY HOUSING DESIGN AND DEVELOPMENT INCENTIVES

Quality Housing Design and Development Incentives

Recommendations for Quality Housing Design

The County has developed a set of design recommendations to encourage the compatibility of construction of new housing units and rehabilitation and renovation of existing housing units with surrounding structures and their setting. These recommendations are intended to maintain or enhance harmony and balance in the community. The recommendations should be used to guide the design of new and existing residential development in portions of the unincorporated County that lack specific design guidelines established as part of a community planning process.

Quality Design Recommendations

Design Recommendation 1: To the maximum extent feasible, affordable units shall be architecturally compatible in bulk and scale with market rate units in the same development and blend in as effectively as possible to be in harmony with any surrounding residential development. Projects should integrate and disperse affordable units throughout the development.

Design Recommendation 2: Housing designs should increase compatibility with the surrounding area by identifying the best qualities, including materials and details, of the surrounding neighborhood and blending these characteristics within the project.

Design Recommendation 3: The design of new single-family and multi-family dwellings should recognize the setting and character that define the adjacent neighborhoods. Innovative and creative residential design concepts should be used to enhance the social and aesthetic qualities of the community.

Design Recommendation 4: To the maximum extent feasible, the bulk and scale of new structures shall blend in as effectively as possible to be compatible with adjoining properties. Appropriate transitions should be provided between established neighborhoods and newer ones, recognizing that in certain instances bulk and scale of development may be different but should be designed to be as compatible as possible. Design features should reduce visual prominence.

Design Recommendation 5: Front, side, and rear yard setbacks should be compatible with adjoining neighborhoods transitioning to other standards in portions of projects that may be denser.

Design Recommendation 6: Housing designs should take into account public view sheds when considering new developments.

Design Recommendation 7: Housing designs should take into account solar and daylight access and views when considering new developments.

Design Recommendation 8: Housing designs should take into account the rhythm of the streetscape between existing and new developments when considering new development.

Design Recommendation 9: Housing designs should consider preservation and incorporation of unique and/or historical features of the area in the design of projects when considering new development.

Design Recommendation 10: Projects are encouraged to incorporate universal design standards to accommodate persons with disabilities.

Development Incentives for Special Needs and Affordable Housing Projects

As noted in Policy 1.1 and Program 1.4 of the 2015-2023 Housing Element, the County will continue to provide development incentives for housing projects which include affordable units or project designs and operation procedures that cater to special needs groups, such as the disabled and homeless. These incentives are delineated in Table C-1 below.

Table C-1 Incentives for Housing Projects

Project Type	Development Incentives				
	Density Increase	County Marketing of Affordable Units	Fast-track Permit Processing	Exempt from Inclusionary Housing Ordinance	Design Standard and Zoning Requirement Modifications
Complies with State Density Bonus Law	X	X	X	X	X
Includes Affordable Housing as required by the Inclusionary Housing Ordinance	X				
Mixed Use Development with less than 10 residential units				X	X
In-fill Development					X
Includes Housing Specifically Designed for Persons with Disabilities			X		X
100% Rental Housing Constructed at 10 Units per Gross Acre or More			X		X
Emergency shelters, transitional housing, and SROs serving extremely-low income households or the homeless population			X	X	

Applicable Development Incentives Implementation

Density Increase: State Density Bonus Law (SDBL) and the County Inclusionary Housing Ordinance (IHO) offer a density increase over the base density allowed by the land use designation. The SDBL offers a minimum 20% increase for very low and low income housing and a minimum 5% increase for moderate income housing; the guaranteed increase can go up to 35% over base density for projects that provide a higher percent of affordable units as specified by the law. The IHO offers a density increase of one unit over base density for each required moderate and/or workforce affordable housing unit built onsite in the Inland Area and a density increase of one unit over base density for each required affordable housing unit built onsite in the Coastal Zone.

County Marketing of Affordable Units: Developers may request that the County market rental and for-sale affordable units built under the State Density Bonus Law. The County Housing and Community Development Department prepares a Marketing and Lottery Plan designed to provide prospective buyers or renters with accurate and complete information. It includes newspaper ad copy and developer and prospective buyer information packets. These describe the affordability terms of the project and individual affordable units, income certification and lottery procedures, current income and price guidelines, and other information prospective buyers or renters need to determine their rights and responsibilities and to make informed decisions.

“Fast-track” Permit Processing: Housing projects that build affordable units on-site are given priority for case review even during times of increased case load. The County Planning and Development Department (P&D) strives to process all applications in a timely manner; however, when case loads exceed available staff time, affordable and special needs housing projects continue to receive priority assignment. When new applications arrive, P&D assigns affordable and special needs housing projects a priority rating. This information is passed on to other departments with regulatory responsibilities for the project.

Inclusionary Program Exemption: Certain projects that are affordable by their design or meet other County goals are exempt or have reduced inclusionary housing requirements under the IHO.

Design Standard Modifications: These include a number of modifications to required setbacks, parking, and open space standards. Allowed modifications vary by program. They include:

- Reduce **common open space** requirements from 40% to a minimum of 25% of gross acreage for projects in the Design Residential (DR) Zone District.
- Reduce the number of **parking spaces** required for attached residential units and/or allow **tandem parking** (only for spaces that serve the same unit) to meet parking requirements for attached or detached residential units. The appropriate reduction will vary depending on the type of project and/or anticipated residents (e.g. housing specifically for people with disabilities or senior housing may require fewer parking spaces than other types of projects).

- Allow **“shared parking”** for mixed use and infill projects. Shared parking assumes that some residents will use vehicles to travel to their jobs during the day, leaving those spaces available for customers or employees for businesses with daytime hours. Mixed use projects, by their nature, may have staggered hours of peak demand. Therefore more than one user—the resident and the customer or employee—may be permitted to share the space allowing parking facilities to be used more efficiently. In cases where adequate parking exists in close proximity to infill projects, shared parking may be allowed.
- Reduce **front setbacks** down to 10 feet from right-of-way.
- Reduce **side yard setbacks** down to zero. This could allow structures within a project to be shifted to the edge of the lots, resulting in greater usable private outdoor space for each unit.

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APPENDIX D
HOUSING TERMS AND ACRONYMS

Housing Terms and Acronyms

Terms

Affordable Housing	The state defines affordable housing as housing that can be purchased or rented by households whose gross annual household income does not exceed 120% of area median income, adjusted for household size. Santa Barbara County expands this to include households with income up to 200% of area median income. This housing may be subject to a covenant or deed restriction that restricts sales price or rent for a given period of time. Certain types of housing such as homeless shelters, dormitories, farm labor camps, and housing for people with disabilities may not require price controls because they generally provide housing for a special need group.
Area Median Income (AMI)	Median household income by household size in the county. The AMI for a household of four is updated and released annually by HUD and adopted by State HCD. An adjustment factor is used to calculate the AMI for different household sizes (California Department of Housing and Community Development). See www.hcd.ca.gov for current income limits.
Assembly Bill 2158	Updates the RHNA methodology to direct housing growth to areas that have large employment centers. This addresses existing jobs-housing imbalances, minimizes the impacts of commuting, congestion, and development of the County's open space and agricultural land, thereby preserving the region's quality of life and unique physical environment.
Build Out	Theoretical build out refers to the maximum planned capacity of an urban area based on its current General Plan. For an individual property, build out refers to the maximum number of residential units that could be constructed on vacant or underdeveloped land under existing land use designations and applicable zoning. Realistic build out is the maximum number of units that can be expected to be constructed on vacant or underdeveloped land over a specified period of time given existing land use designations, zoning, and physical and economic constraints.
Conversion	A change of a residential dwelling, including a mobile home or a mobile home lot in a mobile home park, or a residential hotel, to a condominium, cooperative, or similar form of ownership or to a nonresidential use.
Density Bonus	Refers to state mandated Density Bonus Program that entitles qualified housing projects to a density increase and at least one development incentive.

Density Increase Refers to an increase in the otherwise maximum allowable residential density under the applicable zoning ordinance and land use designation.

Disability A long-lasting physical, mental, developmental, medical, sensory, or emotional impairment. These disabilities can make it challenging or impossible for a person to perform one or more of the basic activities of daily life, including walking, climbing stairs, dressing, bathing, learning, or remembering, and can prove an obstacle to leaving the home, working independently, or accessing existing affordable housing resources. (Americans with Disabilities Act).

Elderly Persons 65 years of age and over.

Fast Track Permit Processing Designed to help facilitate projects that include a large number of units at affordable prices for persons with disabilities, or for other designated beneficial projects, through a streamlined permit review and approval process.

Focused Rezone Program (FRP) Refers to the County-initiated Focused Rezone process adopted by the Board of Supervisors in February 2009. The Focused Rezone Program (FRP) was designed to comply with the California Department of Housing and Community Development (State HCD) requirements to demonstrate that additional housing capacity has been made available to meet the targets established for the County by State HCD for the 2001-2009 Regional Housing Needs Allocation period (RHNA). The Focused Rezone Program amended the existing zoning for two sites to accommodate a minimum of 370 units of multifamily housing. Portions of two sites identified in the Orcutt Community Plan as Key Site 3 and 30 can accommodate 372 units of affordable multifamily housing.

Homeless	<p>A person is considered homeless only when he/she resides in one of the following places: 1) In places not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings (on the street); 2) In an emergency shelter; 3) In transitional or supportive housing for homeless persons who originally came from the streets or emergency shelters; 4) In any of the above places but is spending a short time (up to 30 consecutive days) in a hospital or other institution; 5) Is being evicted within a week from a private dwelling unit and no subsequent residence has been identified and lacks resources and support networks needed to obtain housing; 6) Is being discharged within a week from an institution, such as a mental health or substance abuse treatment facility or a jail/prison, in which the person has been a resident for more than 30 consecutive days and no subsequent residence has been identified and the person lacks the resources and support networks needed to obtain housing; 7) Is fleeing a domestic violence housing situation and no subsequent residence has been identified and lacks the resources and support networks needed to obtain housing. (Federal Department of Housing and Urban Development).</p>
Housing and Community Development (HCD)	<p>The California State Department of Housing and Community Development regulates, reviews and certifies Housing Elements for every jurisdiction in the state. In this document it is referred to as SHCD. Santa Barbara County also has an HCD department, which is referred to as CHCD in this document.</p>
Housing Element Implementation Guidelines (HEIG)	<p>Adopted with the 1993 Housing Element, the HEIG functions as a tool to implement Housing Element policies and programs and provides more details and examples of the programs. It will be replaced with new guidelines within one year of adoption of this Element. Once adopted, this Housing Element takes precedent over the existing HEIG until the new HEIG is completed.</p>
Housing Market Area (HMA)	<p>A geographic area that generally meets social and economic requirements of the community and provides its population with facilities such that commuting to another housing market area in order to work or shop is elective. The boundaries of the HMAs coincide with County Census Divisions as defined by the U.S. Census Bureau.</p>
Household	<p>Includes all the people who occupy a housing unit as their usual place of residence, whether related or not (U.S. Census 2000).</p>
Householder	<p>The person, or one of the people, in whose name the home is owned, being bought, or rented (U.S. Census 2000).</p>

Housing Unit	A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants (U.S. Census 2000).
Inclusionary	Refers to the requirement under the Inclusionary Housing Program for new market rate residential developments to include a specified amount of units at prices affordable to households earning 200% or less of area median income (AMI).
Income	The sum of the amounts reported separately for earnings from employment, public assistance, Social Security, retirement, investments, child support, alimony and any other sources of income received regularly (U.S. Census 2000).
Large Household	A household comprised of five or more persons (U.S. Census 2000)
Median	A value in an ordered set of values below and above which there is an equal number of values.
Median Household Income	The value at the midpoint of an ordered set of incomes earned by households in a specified geographic area (U.S. Census 2000).
Multi-Family Housing	Housing units that are structurally attached and provide living quarters for more than one household. This includes but is not limited to condominiums, townhouses, and apartments that may be owned or rented.
Overcrowded	A housing unit with 1.01 persons or more per room, excluding bathrooms. Units with more than 1.5 persons per room are severely overcrowded (U.S. Census 2000).
Overpayment	When a household pays more than 30% of household income on housing costs including rent and utilities for renters or principal, interest, and insurance for owners. Households that pay more than 50% of their gross income for housing are severely overpaying .

Poverty	Following the Office of Management and Budget’s (OMB’s) Directive 14, the Census Bureau uses a set of income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level" (U.S. Census 2000). The poverty threshold for a family of four in Santa Barbara County is \$18,400 (Federal Department of Health and Human Services, 2003).
Price Restricted Housing	Housing with a covenant or deed restriction that restricts either sale price or rental price. See <i>Affordable Housing</i> .
Qualifying Resident	A person 62 years of age or older, or 55 years of age or older in a senior citizen housing development (California Civil Code). This term applies to the Density Bonus Program.
Regional Housing Needs Assessment (RHNA)	The projected number of housing units the County must plan for over a 8.75 year period (January 1, 2014 – September 30, 2022), divided into various affordability categories, assigned to the County by State HCD and allocated to the various jurisdictions within the County by the Santa Barbara County Association of Governments (SBCAG).
Senate Bill 2	Addresses the needs of the emergency shelters necessary to house special needs populations by clarifying and strengthening housing law to ensure zoning encourages and facilitates emergency shelters and limits the denial of emergency shelters, transitional housing, and supportive housing under the Housing Accountability Act.
Senate Bill 375	The purpose of this new State law is to reduce greenhouse gas emissions (GHG) and traffic congestion from cars and trucks through better regional planning patterns, with development placed closer to employment centers, community services, commercial centers and transit corridors. SB 375 constitutes regional planning coordination, pursuant to Assembly Bill 32, the Global Warming Solutions Act of 2006. AB 32 outlines the state’s vision to reduce greenhouse gas emissions by 25% by the year 2020. With regard to general planning, AB 32 requires local jurisdictions to address these goals by planning for reductions in greenhouse gas emissions associated with land use and transportation.
SBCAG	Santa Barbara County Association of Governments.
SF	Single-family.

Special Needs Facility Housing with amenities, physical attributes, and/or services for persons with disabilities, elderly, single parent households, and homeless.

Special Needs Groups Groups of people or households who have unique housing needs. The State and County recognize persons with disabilities, the homeless, the elderly, farm workers, large households, single-parent households, members of the military, and students as having special housing needs that may be unmet in the community. The term **"special needs"** is commonly used to refer exclusively to persons with **disabilities**. For clarity, this Element uses **"persons with disabilities"** when referring specifically to this group and **"special needs"** when referring to all of the groups noted above.

Single Room Occupancy (SRO) An accommodation intended for people to reside within a multi-unit establishment sharing common kitchen and bathroom facilities.

State Income Limit Categories State specified income limits for families or individuals to be eligible for affordable housing. They are:

	State Income Limit Category	<u>Household Earnings</u>
	Very Low Income-	Less than 50% of area median income
	Low Income-	51% to 80% of area median income
	Moderate Income-	81% to 120% of area median income
	Above Moderate Income-	121% and over of area median income

Tenure Refers to the distinction between owner-occupied and renter-occupied housing units (U.S. Census 2000).

Workforce Housing Santa Barbara County added this category of households earning 121% to 200% of AMI who also need affordable housing due to very high area home prices.

Term	Acronym
American Community Survey	ACS
Affordable Housing Overlay	AHO
Agricultural Advisory Committee	AAC
Area Median Income	AMI
Board of Architectural Review	BAR
Building Industry Advisory Group	BIAG
California Department of Development Services	DSS
California Department of Housing and Community Development	State HCD
California Employment Development Department	EDD
California Environmental Quality Act	CEQA
California Housing Partnership Corporation	CHPC
California State Department of Dinance	DOF
Central Coast Collaborative on Homelessness	C3H
Climate Action Strategy	CAS
Community Development Block Grant program	CDBG
Comprehensive Housing Affordability Strategy	CHAS
Conetstion Management Plan	CMP
Construction Industry Research Board	CIRB
Emergency Solutions Grants program	ESG
Energy and Climate Action Plan	ECAP
Environmental Impact Report	EIR
Federal Housing Administration	FHA
Geographic Information Systems	GIS
Greenhouse gas emissions	GHG
Home Affordable Refinance Program	HARP
HOME Investment Partnership Program	HOME
Homebuyer Assistance Program	HAP
Homeless Prevention and Rapid Re-Houisng Program	HPRP
Housing Authority of the County of Santa Barbara	HACSB
Housing Market Area	HMA
Inclusionary Housing Ordinance	IHO
Inclusionary Housing Program	IHP

Innovative Building Review Program	IBRP
Internal Revenue Service	IRS
Isla Vista Master Plan	IVMP
Isla Vista Redevelopment Agency	IVRDA
Level of Service	LOS
Metropolitan Planning Association	MPO
Metropolitan Statistical Area	MSA
Notice of Funding Availability	NOFA
Peoples' Self-Help Housing	PSHH
Planning Advisory Committee	PAC
Regional Transportation Plan and Sustainable Communities Strategies	RTP/SCS
Regional Housing Needs Allocation	RHNA
Regional Transportation Plan	RTP
Resident Opportunity and Self-Sufficiency program	ROSS
Residential Second Unit	RSU
Santa Barbara County Association of Governments	SBCAG
Santa Barbara County Coastal Land Use Plan	CLUP
Santa Barbara County Coastal Zoning Ordinance	CZO
Santa Barbara County Land Use and Development Code	LUDC
Santa Barbara County Planning and Development Department	P&D
Santa Maria/Santa Barbara Continuum of Care	CoC
Single room occupancy projects	SRO
Smart Build Santa Barbara	SB2
State Density Bonus Law	SDBL
Sustainable Communities Strategy	SCS
The County of Santa Barbara Community Services Department, Housing and Community Development Division	County HCD
Transitional Youth Services	TYS
U.S. Census American Community Survey	ACS
U.S. Department of Housing and Community Development	HUD
University of California, Santa Barbara	UCSB

APPENDIX E
2015-2023 HOUSING ELEMENT UPDATE
PUBLIC PARTICIPATION PROCESS

**2015-2023 HOUSING ELEMENT UPDATE
PUBLIC PARTICIPATION PROCESS**

Consistent with Government Code section 65583(c)(8), the County conducted various public outreach efforts during all stages of the housing element update process. These efforts were intended to provide background information and opportunities for residents, neighborhood organizations, development professionals, business groups, housing advocates, and other stakeholders to define issues and identify solutions to county-wide housing problems. The public participation process consisted of the following:

Date	Type of Outreach	Participants
April 4, 2014	Stakeholder Meeting #1	Builder’s Industry Advisory Group
April 10, 2014	Public Workshop #1	All Interested Parties
April 16, 2014	Stakeholder Meeting #2	Housing Providers and Advocacy Groups
April 17, 2014	Public Workshop #2	All Interested Parties
April 22, 2014	Stakeholder Meeting #3	Neighborhood and Environmental Advocacy Groups
May 21, 2014	Montecito Planning Commission Preliminary Hearing	All Interested Parties
May 28, 2014	County Planning Commission Preliminary Hearing	All Interested Parties
July 1, 2014	Board of Supervisors Preliminary Hearing	All Interested Parties
TBD	Montecito Planning Commission Adoption Hearing	All Interested Parties
TBD	County Planning Commission Adoption Hearing	All Interested Parties
TBD	Board of Supervisors Adoption Hearing	All Interested Parties

The three stakeholder meetings and the two public workshops opened with a preliminary overview of the housing issues, demographic data, and existing and potential programs being considered during the 2015-2023 Housing Element Update. The stakeholders and then the public had an opportunity to provide input on housing related issues and current and potential new housing goals, policies, and programs.

The stakeholder meetings and public workshops were followed by preliminary hearings by the Montecito Planning Commission, County Planning Commission, and Board of Supervisors. The purpose of the preliminary hearings was to receive comments from the public and County decision-makers before preparing the draft 2015-2023 Housing Element and submitting it to the State HCD for a 60-day preliminary review for consistency with State housing element law.

The final steps of the public participation process include adoption hearings by the Montecito Planning Commission, County Planning Commission, and Board of supervisors. The hearings include opportunities for the public and stakeholders to comment on all aspects of the Housing Element Update. The Planning Commissions will make a recommendation to the Board of Supervisors based on their review of the Housing Element Update, staff recommendations, and public input. The Board of Supervisors will adopt the 2013-2023 Housing Element based on **Planning Commissions' recommendations, staff recommendations, and public input.**

In addition to the aforementioned public input opportunities, the County prepared and conducted a Housing Issues Survey. The public and stakeholders were encouraged to complete the Survey at the public workshops, stakeholder meetings, or online via a project website to help identify housing issues and solutions. Interested parties who were unable to attend the scheduled workshops, meetings, or preliminary hearings were encouraged to provide input by contacting County planning staff by email, phone, or fax with their comments or any input. The results of the public outreach are summarized in the following sections:

Section 1: Public Comments Summary – summary of comments received at the public workshops and stakeholder meetings.

Section 2: Housing Survey Summary – summary of the results of the Housing Issues Survey.

Section 3: Preliminary Hearings Summary – summary of comments received at the preliminary hearings held by Montecito and County Planning Commissions and Board of Supervisors.

Section 4: Adoption Hearings Summary – summary of comments received at the adoption hearings held by Montecito and County Planning Commissions and Board of Supervisors.

Section 5: Comment Letters - letters received by the County Planning and Development Department.

SECTION 1: PUBLIC COMMENTS SUMMARY

Housing Needs

- Lower population growth, smaller family sizes, and an increase in the average age of the population are factors that increase the demand for higher density single-family dwellings, and other housing types.
- Promote infill and grow upward to avoid sprawl.
- The housing market is not serving the needs of residents.
- The proportion of income that renters pay for housing has steadily increased.
- The County has a high proportion (55%, or higher) of single-family homes, yet only 12-15% of the population can afford to buy a single-family home.
- Single-family homes do not pay their fair share of public costs associated with flood control, streets, sidewalks, intersections, utilities, or water and sewer expansion, maintenance, and replacement.
- Continued over-zoning for single-family homes perpetuates a class and race based imbalance to benefit a small proportion of the population at a cost to the majority of residents.
- The County is devoid of land with general plan designations and zoning at densities needed for multi-family condos and apartments.
- The County doesn't need housing development on agricultural land or to convert any open space or agricultural land to single-family uses. Just increase the density of a small part of the urban areas that exist, including vacant and under-utilized sites, and you can easily accommodate the new RHNA numbers.
- The State has recently interpreted the requirements of planning law as effective actions to potentially site the Regional Housing Needs Allocation (RHNA) by zoning classification for each jurisdiction, but court cases actually have established that the County needs to analyze base unmet housing needs at the beginning of the period, as well as projected incremental demand (as determined by RHNA). If we ignore base unmet demand, our goal is simply to be in the same place at the end of the planning period, having not made it worse. Doesn't really sound like success, does it?

Seniors/Special Needs Housing

- The County needs housing to accommodate active senior groups.
- Senior housing needs to be located in close proximity to services to reduce car trips.
- Currently, there is a lack of small, quality homes in the \$250,000s for a variety of age groups, including seniors or residents without kids.

- Residential development for the elderly and disabled should have fewer restrictions and allow for residential second units.
- Parking is a major cost issue affecting the development of senior housing.
- There is a high cost for services in special needs housing.
- Replacing supportive housing with non-supportive housing and case workers increases costs in the long run for the elderly or disabled.
- There is a challenge in moving people from supportive to non-supportive housing.
- There is a constant need for supportive housing.
- The Independent Living Center encounters 4-5 homeless seniors each week. Homeless seniors have to have shelter and services, and their situation is desperate.
- The County should work with SBCAG to focus on providing new housing for disabled and seniors.
- Available government funding for disabled and special needs groups is not being maximized.

Farm Worker Housing

- Large agricultural lots should be allowed more than one house to include additional cottages for farm worker housing.
- The County needs to provide more opportunities for farm worker housing, including housing for transient farm workers in rural areas, and more residential second units.
- The County and Regional Water Quality Control Board does not permit multi-family development on septic systems or small community sewer systems, so, what would we be talking about with the survey idea of "farm worker housing" except more scattered "single-family" homes (mobile homes) dispersed around the countryside.

Density and Regulatory Constraints

- Consider annexation to allow for expansion in North County.
- Higher density housing is strongly opposed (NIMBY).
- Higher density is associated by some with low income families, examples with photos can be used to illustrate that high density does not result in undesirable neighborhoods.
- By increasing density within urban areas, we can begin to make progress on the backlog of unmet housing needs of the existing population.
- Most affordable housing in the South Coast is rental housing, which is at high densities of 20 units per acre.
- The County must have the courage to say that affordable housing requires higher density zoning at a minimum of 20 units per acre.

- Consider one parking space per unit to reduce the number of cars, resulting in smaller scale and fewer traffic impacts.
- The County needs to clarify the methodology for calculating the density of projects that provide various housing types (self-contained units, board and care, hospital/convalescent rooms) for elderly, **Alzheimer's patients, and transitional housing.**
- Establish minimum density requirements in the updated housing element and use pictures to illustrate density levels.
- Density requirement options for transitional housing should be explored.
- The County needs a meaningful Density Bonus Program. The State requires 35%, but the County can raise that percentage.
- Upper State Street and Hollister Avenue are areas where density can be raised.
- Decrease 40% open space and incentivize higher density affordable housing [Design Residential and Planned Residential Development zones].
- Hardscape, such as walkways, should be counted towards open space requirement [Design Residential and Planned Residential Development zones].
- Open space requirements of 20%-30% would still offer space for quality amenities for families, while reducing HOA fees and potentially encouraging greater utilization of city parks and beaches.
- Incentives for rental housing could include a priority housing overlay similar to the City of Santa Barbara Average Unit Size Density Incentive Program that encourage higher density housing (like co-ops) and more units, but smaller housing overall. This stimulates apartment development, and also raises a question whether apartments of 800 sq. ft. are big enough for families.

Transportation

- Having most affordable housing located in the North County means a long commute to South County jobs.
- Expand the transit system between affordable housing sites and urban areas to decrease emissions and congestion.
- Affordable/high density housing increases congestion.
- Promote and increase ridership on clean air buses from Santa Barbara to Ventura to reduce long commute impacts.
- There is no available public transportation for the disabled in Santa Maria to travel to other parts of the County.

Constraints to Housing Development

- Environmental [resources], such as water, are finite and must also accommodate new housing.
- Lack of developable land is a constraint to affordable housing/higher density zoning.
- Fees are too high to construct second dwelling units, over \$30,000. This discourages development of greatly needed legal rental units and contributes to the proliferation of illegal second units.

Housing Costs

- The cost of housing was unaffordable to the same segments of the population even during the housing market downturn in 2007-2010.
- Area median income households encounter great financial burden in order to purchase a house.
- Housing must be able to accommodate a wide range of the population and different income levels.
- Consider very-low and low income units, however do not overlook the need for workforce housing.
- 20 units per acre provides moderate and above moderate income units in Santa Barbara, not very low and low income units.

Isla Vista

- Affordable housing in Isla Vista may be undesirable to families due to the student environment.
- While the pressure may have been reduced to produce affordable housing elsewhere in the South Coast, it is possible that there is an over-capacity demonstrated in Isla Vista. This discourages development in South Coast if the RHNA appears met, but in fact it is too concentrated in an area that won't provide housing.

Vandenberg Village

- In Vandenberg Village, available land is limited by the surrounding VAFB and Burton Mesa Preserve.
- There are limited opportunities for new housing with only two undeveloped parcels and a need for more housing types than only single-family dwellings on large lots.

Eastern Goleta Valley

- The Tatum property, an underutilized lot in the Eastern Goleta Valley next to El Camino School, could be an appropriate site for affordable housing.

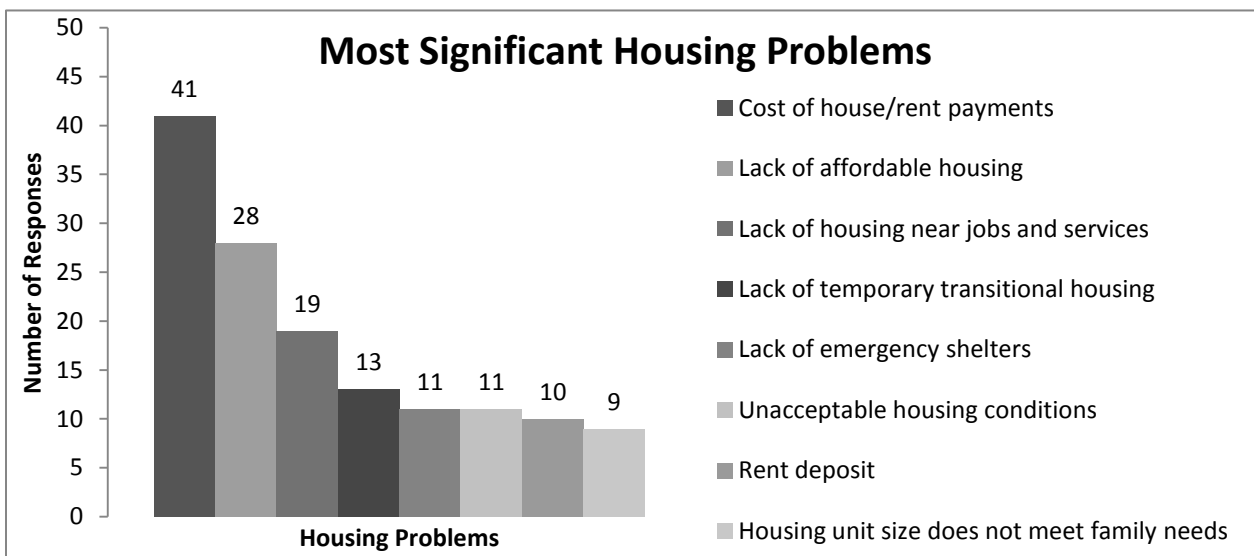
Additional Comments

- Outreach should have greater focus on environmental groups.
- When we face a housing crisis of such enormous proportions (not the incremental RHNA numbers) even focusing the Housing Survey on the relatively trivial question of whether single-family and multi-family should be mixed (on a site? in a zone?).
- The updated Housing Element should be consistent with resources such as the *Regional Transportation Plan and Sustainable Communities Strategy*.
- The draft Programs in the Housing Issues Summary require re-wording.
- The County should form a technical committee comprised of housing experts to inform their decisions on this Housing Element Update.
- The Coastal Housing Coalition is conducting a Housing Survey, which will be complete in August 2014.
- The Palmer Ruling against the City of Los Angeles makes it more difficult for the City to pass a traditional mixed income housing ordinance that applies to rental developments. If the Affordable Housing Mandate is a violation of State Law, then this will impact Santa Barbara as well.

SECTION 2: HOUSING SURVEY SUMMARY

The following Housing Survey consists of eight questions identifying where the respondents live and work and their perception regarding housing needs and issues in the unincorporated County. The survey is available online and was distributed at the public workshops, stakeholder meetings, and the Planning and Development Department booth during the 2014 Earth Day Festival in the City of Santa Barbara. The following tables and graphs summarize the survey results through May 5, 2014.

51 Surveys Completed		
9 Live in North County	38 Live in South County	4 Live Outside of County
7 Home Owners 2 Renters	21 Home Owners 17 Renters	1 Home Owner 3 Renters
5 Work in North County 3 Commute to South County 1 Commutes to Other Area	37 Work in South County 0 Commute to North County 1 Commutes to Other Area	2 Commute to South County 1 Commutes to North County 1 Commutes to Other Area
47 of 51 Responded that housing costs make it difficult for residents to stay within their budgets.		
47 of 51 Responded that housing costs make it difficult for businesses to hire and retain workers.		

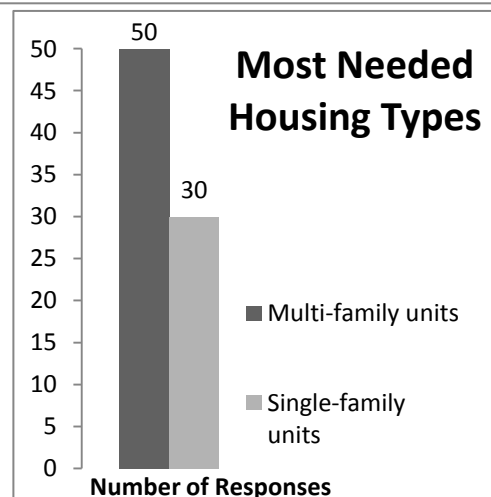


Where should new single family units be located?

- Urban areas – 36 responses
- Rural areas – 3 responses

Where should new multi-family units be located?

- Urban areas, near jobs and services – 32 responses
- Urban areas, in new developments that contain single family and multi-family units – 18 responses
- Rural areas, in new developments that contain single family and multi-family units – 3 responses



SECTION 3: PRELIMINARY HEARINGS SUMMARY

County Planning Commission

On May 28, 2014, the County Planning Commission voted 5-0 to receive and file the staff report and forward the following recommendations to the Board of Supervisors

- Expand Proposal #9 to include multi-level care senior housing facilities (e.g., independent living, assisted living, skilled nursing) that are not clearly allowed under existing residential zones.

Program 9: Special Needs/Emergency Shelter/Single Room Occupancy (SRO) Regulations.

This program would revise county zoning ordinances to allow combined emergency shelters, SRO projects, treatment facilities, and temporary housing in certain zones. This program would remove regulatory barriers to development and ensure compliance with State housing element law.

- Consider adding a policy or other provision to encourage employee housing for institutions, schools, and other large employers.
- Ensure that any reductions in open space, parking, or other standards only apply to projects that provide affordable, senior, or special needs housing.
- Apply mechanisms that ensure any changes to open space standards balance existing and proposed uses and otherwise complement the neighborhood context.
- Consider reducing the Development Impact Mitigation Fees (DIMF) for residential second units.

Montecito Planning Commission

On May 21, 2014, the Montecito Planning Commission voted 5-0 to receive and file the staff report. One commissioner made a recommendation similar to the second bullet statement above. There were no other recommendations on the proposed programs.

Board of Supervisors

On July 1, 2014, the Board of Supervisors voted 5-0 to receive and file the staff report. Two members of the public commented on the Housing Element Update:

1. Development Professional – In opposition of Recommendations.
2. Development Professional – In favor of recommendations.

SECTION 4: ADOPTION HEARINGS SUMMARY

County Planning Commission – Date TBD

Montecito Planning Commission – Date TBD

Board of Supervisors – Date TBD

SECTION 5: COMMENT LETTERS

Planning and Development Department received three public comment letters. The senders of each letter, and the date of each letter are listed below. Copies of each letter are included in the following pages.

1. Interest party – Frank Thompson, letter dated April 3, 2014.
2. Interested parties – Patrick and Katherine Sheehy, letter dated July 1, 2014.
3. Organization – Michael Towbes, Chairman,
The Towbes Group, Inc, letter dated June 26, 2014.

From: Frank Thompson
To: McNulty, Bret

Subject: Housing Survey
Date: Thursday, April 03, 2014 9:49:00 PM

Hello, Bret,

Please reply to let me know that you have received this message.

I don't understand why there is a "Housing Survey" before there are public workshops. The workshops could have given you feedback on the survey and the questions on it.

I helped prepare the County Housing Element in 1978-1983 and for each update since then.

The State has recently interpreted the requirements of planning law as effective actions to potentially site the RHNA-allocated new projected demand by zoning classification for each jurisdiction, but, court cases actually have established that the County needs to analyze base unmet housing needs at the beginning of the period, as well as projected incremental demand (as determined by RHNA). If we ignore base unmet demand, our goal is simply to be in the same place at the end of the planning period, having not made it worse. Doesn't really sound like success, does it?

When we face a housing crisis of such enormous proportions (not the incremental RHNA numbers) even focusing the Housing Survey on the relatively trivial question of whether single family and multifamily

should be mixed (on a site? in a zone?) makes me wonder who is steering this ship.

Or as some might say, form over function.

Our market is seriously dysfunctional, in terms of serving residents' needs, and typically getting worse.

The proportion of income that renters must bid to simply have a place to make a bed has steadily gotten worse and worse. Providing new single family homes, at all, is a miniscule problem by comparison. The housing stock in County areas is presently composed of over 55% single family homes, and higher, if Isla Vista is removed from the sample, yet only 12-15% of the population earns enough to buy a single family home, so, isn't it time to recognize the plain fact that new single family homes are dinosaurs? It has been demonstrated for over 30 years that single family homes do not pay their fair share and do not repay public costs for flood control, streets, sidewalks, intersections, overpasses, utility lines, water and sewer expansion, to say nothing of maintenance and replacement costs and the indirect costs of increased air pollution, solid waste generation, and water usage for landscaping. Continued over-zoning for single family homes merely perpetuates this imbalance and dysfunction. In other words, it perpetuates a class-based and race-based choice to benefit a very small proportion of the population at the very real expense of a majority of the residents.

The County is seriously over-zoned (and historically over-zoned) for single family homes and nearly devoid of land with general plan designations at real densities for the multi-family zoning needed for both condominium and apartment development. These are demonstrable facts.

The County doesn't need housing development on agricultural land or to convert any open space or agricultural land to single family uses. Just increase the density of a small part of the urban areas that exist, including vacant and under-utilized sites, and you can easily accommodate the new RHNA numbers. Besides, the County and Regional Water Quality Control Board do not permit multi-family development on septic systems or small community sewer systems, so, what would we be talking about with the survey idea of "farmworker housing" except MORE (!) scattered "single family" homes (mobile homes) dispersed around the countryside. REALLY?

Go a little further with the increase in density within urban areas, and we can begin to make progress on the backlog of unmet housing needs of the existing population.

Looking forward to the hearings-

Thanks,

Frank

Patrick and Katherine Sheehy
1705 Chancellor St. Santa Maria, CA 93455
(805) 937-5804

Supervisor Peter K. Adam

July 1, 2014

Santa Maria Fourth District Office
511 E. Lakeside Pkwy, Ste. 141
Santa Maria, CA 93455

Dear Supervisor Adam:

My husband and I are writing this letter in regards to the meeting today to discuss the goals and objectives of the Housing Element in Santa Barbara County. Our remarks concern the Orcutt area – specifically Key Site 3.

We reside at 1705 Chancellor Street, adjacent to the southwest corner of Key Site 3. We strongly urge you to reconsider the MR-O zoning on the upper mesa to the north of us. This development of 160 high density dwellings with rooflines as high as 35 feet is inappropriate for a site which at this time has unobstructed views of vineyards and the eastern skyline.

Key Site 3 is a gateway parcel. It is the first view of the Santa Maria Valley when you drive up from the south. Not only is human density an issue, but many environmental impacts come into play as well as contamination of Orcutt Creek, night light contamination, erosion, and loss of riparian and animal life. Air quality and traffic flow would be significant and it would alter our neighboring ranchette neighborhood community to the south forever.

As if this amount of build out isn't enough, a developer from Thousand Oaks is pushing County Staff to approve another 125 dwellings that would surround this elephantine development.

It is our opinion no development on Key Site 3 should be considered until the MR-O development is moved to a site that has the services that this density requires. We know there has been talk of the possibility of moving this development to Key Site 19, near the corner of Blosser Rd. and Clark Ave. and we completely support that move with a reduction of density.

Services in that area are within walking distance and such a development could be incorporated into Key Site 19 with less impact than Key Site 3. None of our neighbors – from Sunny Hills south to Orcutt Hill want this development to occur.

Respectfully Submitted,

Patrick and Katherine Sheehy



June 26, 2014

RECEIVED

JUN 27 2014

S.B. COUNTY
PLANNING & DEVELOPMENT

The Honorable Steve Lavagnino, Chair and
Members of the Board of Supervisors
County of Santa Barbara
105 East Anapamu Street, 4th Floor
Santa Barbara, CA 93101

Re: 2015-2023 Housing Element Update

Dear Chair Lavagnino and Members of the Board of Supervisors:

As the Board of Supervisors considers the 2015-2023 Housing Element program, we would like to reiterate the need for affordable housing on the South Coast. We hope the Board of Supervisors comprehensively evaluates the prior Housing Element's performance, along with those policies being developed for the upcoming Housing Element in order to seek additional opportunities for affordable housing for the local workforce and institute favorable policies to allow for such housing.

The Staff Report for the May 28th, 2014 Planning Commission 2015-2023 Housing Element Update Workshop reiterates the continued demand for affordable housing, particularly on the South Coast. As noted, a lack of housing supply is continuing to impact affordability. The South County has the lowest rental vacancy rates in years at less than 1%, and rental rates are rising. Moreover, the Staff Report identifies the significant job-housing imbalance on the South Coast. Table 4 of the Staff Report identifies a total of 19,338 one-way daily in-commutes to the South Coast compared to the 3,993 one-way daily out-commutes. One-way daily in-commutes are roughly FIVE TIMES greater than out-commutes. Staff summarizes this problem by stating, "*As a result, staff recommends seeking additional opportunities for affordable housing for the local workforce. For instance, the residential land inventory for the South Coast should be expanded to help meet the current and future community housing need.*"

As stated, the County-wide 2014-2022 Regional Housing Needs Allocation (RHNA) is 661 units, while the Preliminary County-wide Land Inventory capacity is 3,283 units. It states that the County has adequate sites to accommodate its 2014-2022 RHNA. It is important to acknowledge that SBCAG's RHNA by jurisdiction designates the need for 501 of the required 661 units in the Unincorporated South County (excluding Santa Ynez Valley). While a County-wide capacity of 3,283 units is described, without review of the Preliminary Land Inventory, one cannot conclude that the capacity exists to accommodate the 501 required units in the Unincorporated South County (excluding Santa Ynez Valley).

Staff recommends that Program 1.13 (Isla Vista Master Plan Monitoring) be continued from the 2009-2014 Housing Element for the 2015-2023 Housing Element. We agree with the continuation of this program. However, we recommend a deeper evaluation into the effectiveness of affordable housing production in Isla Vista with respect to meeting RHNA requirements.



Santa Barbara County Board of Supervisors
Page Two
June 26, 2014

As part of the 2007-2014 Housing Element, the County allocated 552 RHNA units to Isla Vista. At that time suitable capacity for these 552 units was provided in part by up-zoning parcels via the Isla Vista Master Plan (IVMP). The Board of Supervisors adopted the IVMP in 2007; to date the accompanying zoning ordinance amendments are still not certified by the Coastal Commission as required. Not only have seven years passed without Coastal Commission certification, but the County is well underway with the following Housing Element. We question whether there is or ever was true land capacity in Isla Vista to meet the 2007-2014 Housing Element RHNA. If not, it should be recognized that Isla Vista's land capacity may be much less than 552 units and an unmet need still remains from the last Housing Element cycle.

In addition, the County should consider actual housing units built compared to the projections from the 2009-2014 Housing Element. As identified in Table 5 of the May 28th Planning Commission Staff Report, a total of 203 units were built in Isla Vista. Compared to the stated 552 units available according to the land inventory, actual housing production is only 37% of capacity.

Even the 203 total units built in Isla Vista are predominantly a single type of housing – Student Housing. Of the nine housing projects listed in Table 5 of the May 28th Planning Commission Staff Report, eight of them are student housing. Their associated marketing materials clearly show the target market as students. The remaining project in Table 5 is Pescadero Lofts, which serves Isla Vista's homeless community. This proven track record of Isla Vista housing production does not fully satisfy Program 1.13, which states, *"Specifically, the County shall encourage the development of varied housing types which assist in satisfying the full spectrum of the County's housing needs, including housing for families and low income households."* Neither student housing nor senior housing addresses the most critical need, which is housing to provide for the workforce and to reduce in-commuting.

In summary, we reiterate the continuing need for affordable and workforce housing on the South Coast. The 2015-2023 Housing Element update provides an opportunity for the County to correct the shortcomings inherent in the current Housing Element and better prepare itself for future housing needs, particularly in the South Coast. Please closely review the past production of housing on the South Coast as you create a framework for future housing in our community.

Sincerely,

THE TOWBES GROUP, INC.

MICHAEL TOWBES
Chairman

Enclosures

cc Glenn Russell, Director of Planning and Development
Bret McNulty, Senior Planner

SANTA BARBARA COUNTY PLANNING COMMISSION
Staff Report for the 2015-2023 Housing Element Update Workshop

Hearing Date: May 28, 2014
Staff Report Date: May 14, 2014
Case No: 14GPA-00000-00008

Interim Deputy Director: David Lackie
Division: Long Range Planning
Supervising Planner: Allen Bell
Senior Planner: Bret McNulty
Staff Contact: 805-884-8060

1.0 REQUEST

Hearing on the request of the Planning and Development Department (P&D) that the County Planning Commission:

1. Provide comments to the Board of Supervisors on key issues and proposed programs as part of the initial steps to update the Housing Element of the County's Comprehensive Plan.

2.0 RECOMMENDATIONS AND PROCEDURES

That the County Planning Commission:

1. Receive and review this staff report, which includes an introduction, a summary of key issues, and a summary of key proposed programs for the 2015-2023 Housing Element.
2. Provide comments to the Board of Supervisors on key issues and proposed programs before staff completes and submits the draft 2015-2023 Housing Element to the California Department of Housing and Community Development (HCD) for preliminary review pursuant to Government Code sections 65580 to 65589.8.

3.0 JURISDICTION

Staff requested this workshop as well as a prior workshop with the Montecito Planning Commission and an upcoming workshop with the Board of Supervisors to receive early input from County decision-makers and the public. These workshops are not required under State law to update the Housing Element.

A General Plan Amendment and environmental review (CEQA) will be required to adopt the 2015-2023 Housing Element. The Montecito and County Planning Commissions will hold public hearings on the 2015-2023 Housing Element in fall 2014. These hearings will reflect the following procedures:

1. Government Code sections 65580 to 65589.8 require the "legislative body" of each city and county to periodically update the housing element of its comprehensive plan.
2. Government Code section 65585 requires the "planning agency" of each city and county to submit a draft amendment to its housing element to HCD for review and written findings. The legislative body must consider HCD's written findings before adopting a final amendment to its housing element.

housing units in the same area. The closer the balance between jobs and housing in a community, the less time workers will generally spend commuting. In other words, if more jobs are located in a community than housing priced to accommodate the workforce, some members of the workforce will have to seek housing elsewhere and commute to work.

The *Draft State of the Commute Report* (SBCAG, March 6, 2014) concludes that the South County has more jobs than housing (Attachment B, see bar graph titled “Jobs-Housing Balance”). A summary of the one-way daily commute trips origins and destinations in the Santa Barbara County region shows more in-commutes to the South County than out-commutes (Table 4).

Table 4
Regional Commuting
Santa Barbara County⁷

North to South County:	7,978	South to North County:	2,128
Ventura to Santa Barbara:	11,360	Santa Barbara to Ventura:	1,865

A jobs-housing imbalance creates the need to commute, which leads to the following problems:

- Commuting leads to the creation of “bedroom communities,” called that because residents leave early in the morning to commute to jobs and return in the evenings to rest.
- Commuting creates a social cost for communities where a citizen’s time is primarily invested in commuting and work, and there is greatly reduced time for family, personal, and civic activities.
- Businesses are challenged to recruit and retain workers because of high housing and commuting costs.⁸
- Commuter traffic affects regional air quality and contributes to greenhouse gas emissions and public health issues.

The South County jobs-housing imbalance affects economic, social, and public health interests throughout the county. Additionally, median home prices and monthly rents in the South Coast are high and continue to increase. As a result, staff recommends seeking additional opportunities for affordable housing for the local workforce. For instance, the residential land inventory for the South Coast should be expanded to help meet current and future community housing needs.

6.0 PROPOSED PROGRAMS

Below are the programs P&D staff intends to include in the 2015-2023 Housing Element based on the preliminary analysis above. Attachment A contains the existing 2009-2014 Housing Element goals, policies, and programs.

⁷ Draft State of the Commute Report, Santa Barbara County Association of Governments, March 6, 2014.

⁸ Inter-Regional Partnership for Jobs, Housing and Mobility, July 2004.

Continuing Existing Programs

P&D recommends continuing the following existing programs from the 2009-2014 Housing Element. P&D may need to include additional recommendations in the draft 2015-2023 Housing Element based on input from County decision-makers and the public.

1. Isla Vista Master Plan Monitoring (Program 1.13)

HCD required the County to include Program 1.13 in the 2009-2014 Housing Element, which states County must “[a]nnually review the effectiveness of the IVMP to provide housing units which satisfy the County’s various housing needs...” Program 1.13 also requires the County to identify additional sites and strategies, including rezonés, if the IVMP continually produces less housing or a predominance of one housing type than estimated in the 2009-2014 Housing Element.

In part, the County met its 2009-2014 RHNA through sites identified in the Isla Vista Master Plan (IVMP). Preliminary review of new projects in Isla Vista shows that the projects developed during the past five years have met or exceeded the projected affordable housing production on these sites (Table 5). These projects also produced various housing types in the very low/low, moderate, and above moderate income categories (Table 5).

Table 5
2009-2014 Housing Element
Isla Vista Estimated and Built Units Comparison

Project Name	Estimated Units			Built Units		
	Very Low/Low	Moderate	Above Moderate	Very Low/Low	Moderate	Above Moderate
Paradise Ivy	6	-	18	6	-	18
Trigo Loop	5	-	20	5	-	20
Icon	3	-	19	3	-	19
St. George	10	-	46	10	-	46
Icon Gardens	14	-	-	4	-	20
Pescadero Lofts	10	-	-	32	1	-
Student Housing	10	-	-	12	-	-
St George Del Playa*	-	-	-	2	-	4
Res. Second Unit	-	-	-	-	1	-
Subtotal	58	0	103	74	2	127
Total	161			203		

*Not included in the 2009-2014 Land Inventory

Proposal 1: P&D intends to retain Program 1.13 since the County continues to rely on the affordable housing sites in the IVMP, in part, to meet its past 2003-2008 RHNA, current 2014-2022 RHNA, and comply with HCD’s conditional approval of the 2009-2014 Housing Element.



Regional Housing Needs Allocation (RHNA) Plan 2014-2022

**Final
July 2013**

Table 1: Regional Housing Need Allocation by Jurisdiction and Income Level

	Very		Above		Total
	Low	Low	Moderate	Moderate	
South County	1,356	984	1,118	2,305	5,743
Carpinteria	39	26	34	64	163
Santa Barbara	962	701	820	1,617	4,099
Unincorporated	120	80	90	210	501
Goleta	235	157	174	413	979
Santa Ynez Valley	110	73	73	202	457
Solvang	42	28	30	75	175
Buellton	66	44	41	124	275
Unincorporated	2	1	1	3	7
Lompoc Valley	138	92	101	244	575
Lompoc	126	84	95	221	525
Unincorporated	12	8	7	24	50
Santa Maria Valley	1,021	681	758	1,795	4,255
Santa Maria	985	656	730	1,731	4,102
Guadalupe	12	8	13	16	50
Unincorporated	25	16	14	47	103
Unincorporated Total	159	106	112	284	661
County Total	2,625	1,810	2,049	4,545	11,030

INTRODUCTION

The preparation of a Regional Housing Needs Allocation (RHNA) Plan for the Santa Barbara County region is a responsibility assigned to SBCAG by State Housing Element law.¹ The RHNA process is undertaken prior to each Housing Element cycle. This RHNA Plan addresses the fifth housing element cycle, which covers an 8.75-year RHNA projection period (January 1, 2014 to September 30, 2022) and an eight-year planning period (February 15, 2015 to February 15, 2023).²

The RHNA process for the Santa Barbara County region was initiated in late 2011 and was completed in the summer of 2013, with the adoption of the RHNA Plan by the SBCAG Board. The RHNA Plan describes the methodology developed to allocate the region’s housing needs in four income categories (very low, low, moderate, and above moderate) to the eight incorporated cities and the unincorporated areas of the County of Santa Barbara in accordance with the objectives and factors contained in State law.

Recent legislation, Senate Bill 375 (SB 375) (Steinberg, 2008) and Senate Bill 575 (Steinberg, 2009), affects the RHNA process and this fifth Housing Element cycle in several ways. The main changes in this cycle include the integration of the RHNA process with the Regional Transportation Plan (RTP) and the Sustainable Communities Strategy (SCS), required coordination/consistency with the RTP and SCS per SB 375, and the length of the housing element cycle. The fifth cycle for the Santa Barbara County region covers an eight-year planning period (February 15, 2015 – February 15, 2023) in order to synchronize the housing

¹ See Gov. Code § 65584.05.

² The projection period is the time period for which HCD calculates the regional housing need, while the planning period is the time between the due dates for successive local government Housing Element updates. See Gov. Code § 65588(f).

2009-2014
Santa Barbara County Housing Element

	<p>Program 1.12: The County shall continue, and where feasible expand, its partnership with nonprofit housing providers such as the Housing Authority and People’s Self-help Housing. This partnership should be specifically leveraged to provide additional housing opportunities which are affordable at extremely-low income levels. Opportunities such as the use of State Density Bonus Law and the County’s Development Incentives listed in Appendix F should be utilized to encourage the development of such affordable housing. The County shall also consider the use CDBG, Housing Trust Fund, or similar funding sources to support the development of housing which is affordable at extremely-low income levels.</p> <p>Funding Source: CDBG and Redevelopment Funds</p> <p>Timeline: Provide Opportunity for Annual Consultations upon Stakeholder Request</p> <p>Responsible Agency: County HCD and RDA</p>
	<p>Program 1.13: The County shall continue to utilize the Isla Vista Master Plan in combination with redevelopment funds and equivalent resources to promote the creation of additional housing stock within the South Coast housing market area. Specifically, the County shall encourage the development of varied housing types which assist in satisfying the full spectrum of the County’s housing needs, including housing for families (e.g. two-bedroom units or larger) and low income households.</p> <p>Funding Source: CDBG and Redevelopment Funds</p> <p>Timeline: Annually review the effectiveness of the IVMP to provide housing units which satisfy the County’s various housing needs. Specifically, the Annual Report process should evaluate the IVMP’s effectiveness in providing a variety of housing types including housing for families (e.g. two-bedroom units or larger) and multifamily developments suitable in size (at least 20-30 units) to facilitate an assisted housing project with 100% of the units affordable to lower-income households. If Annual Reports on housing indicate that the IVMP is continually producing less housing than anticipated in the County’s Land Inventory, or a predominance of a single housing type which fails to meet the housing needs of the community, then additional rezones, overlays, or similar actions for the purpose of creating additional housing opportunities should be considered as part of the community planning process.</p> <p>Responsible Agency: County HCD and RDA</p>

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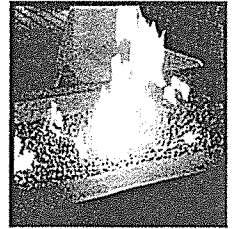
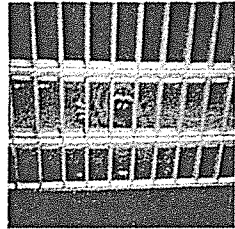
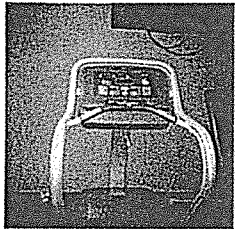
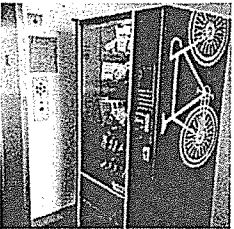
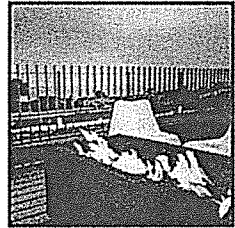
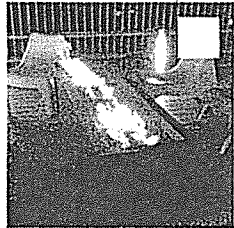
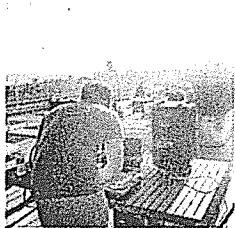
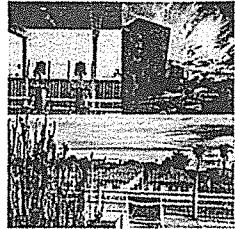
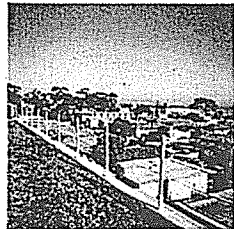
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
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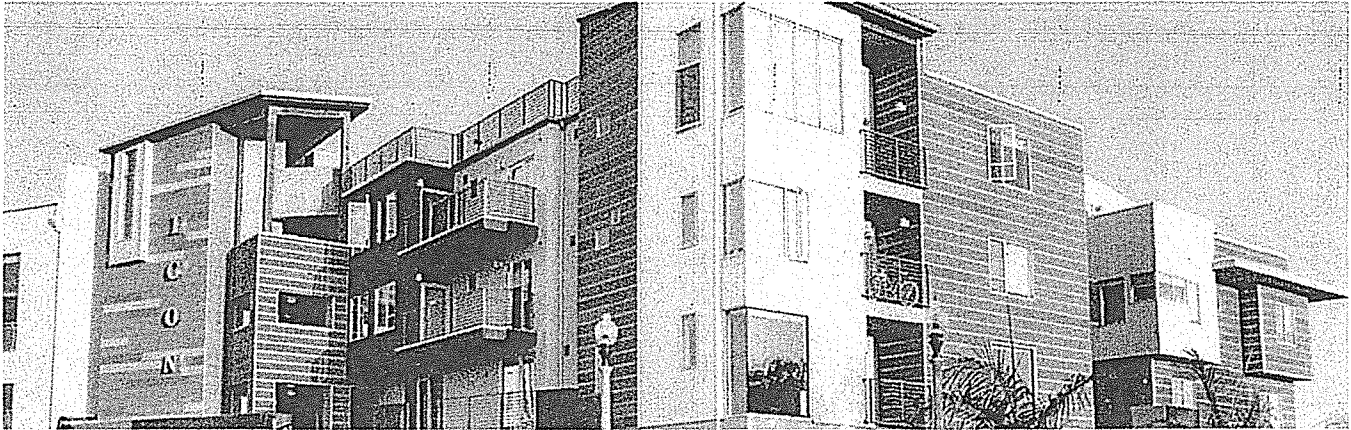
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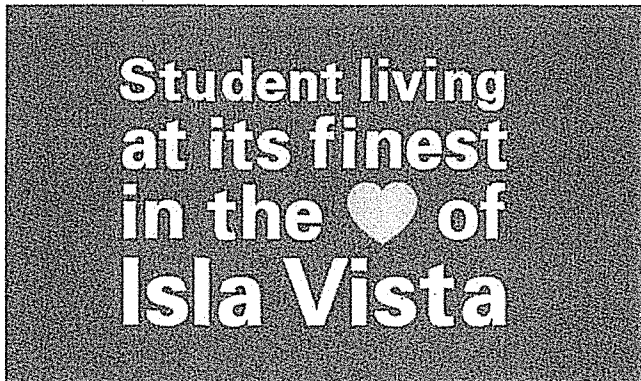
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That is why we envisioned Campus 880 as the “[Googleplex](#)” of Isla Vista. Our award-winning village-style design promotes activities and social interaction between residents. A 15,000-square foot courtyard community area—with WiFi, BBQ grills, an outdoor gym and a Japanese Zen garden— is strategically surrounded by five buildings that are comprised of 56 individual student residences that all look onto the ocean.

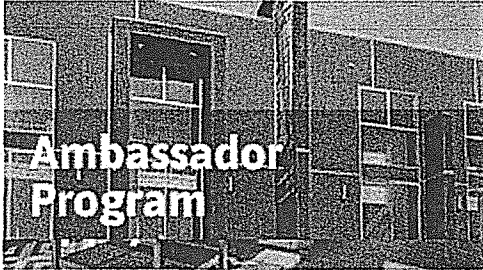
More than 90% of our residents qualify to apply for our pilot Ambassador Program, the first of its kind in Isla Vista. To apply, students must maintain a cumulative GPA of 3.0 or higher; accepted students receive a 20% discount on their annual rent in exchange for their participation. Review the requirements [here](#).

As the largest private development in Isla Vista in more than 40 years, Campus 880 also provides abundant parking, ride share vehicles available exclusively to residents, a 24-hour silent study pod, a secure bike storage locker, and a build center which residents can utilize to do everything from simple bike repairs with the complimentary tools provided by management, to building a desk or building the prototype for their next invention, which they, of course, plan to fund on Kickstarter.

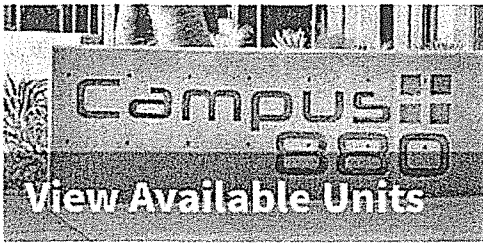
In addition to the extraordinary amenities and smart safety features, Campus 880 was constructed with the highest-quality environmentally-friendly materials, energy-efficient appliances, interior & exterior LED lighting and permeable gravel parking lots which exceed LEED standards. To promote energy conservation among residents, management pays the lowest utility bill in the building each month. Hybrid car owners may also be eligible for rental discounts.

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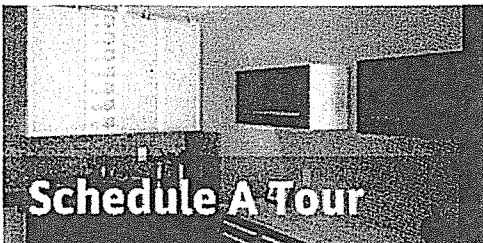
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ICON Gardens

The Icon Gardens will be the newest and most exciting mixed-use student housing and retail development at the University of California Santa Barbara. Located just steps away from both the beach and entrance to the campus, The Icon Gardens will undoubtedly be the most coveted address in all of Isla Vista.



The development will consist of a four story over 40,000 square foot, mixed-use project containing approximately 30 apartments and 4,000 square feet of ground level commercial/retail space.

The Project will include beautifully landscaped courtyards for the exclusive enjoyment of the residents and their guests. The project will also include a library/study rooms, a recreation room, fitness center, and a rooftop deck.

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




Housing Help for I.V.'s Homeless

County Moving Forward with Pescadero Lofts Affordable Housing Project

Thursday, September 19, 2013

By [Lyz Hoffman](#)

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Isla Vista's homeless community can be hopeful, after the Board of Supervisors voted unanimously this Tuesday to build the Pescadero Lofts Affordable Housing Project at 761 Camino Pescadero. In addition to offering a place for some of the mostly student community's homeless and low-income residents to live, explained John Polanskey of the Housing Authority of the County of Santa Barbara, the 33-unit complex will offer an array of on-site services, from mental-health support, health screenings, and drug testing to workshops on computer skills, résumé writing, and financial literacy. Polanskey added that he hopes to get neighboring fraternities and sororities to volunteer their help.

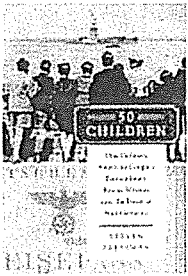
In March, the county agreed to sell the property — designated for affordable housing by the now-defunct Redevelopment Agency, which purchased it in 2010 — to the Housing Authority, which will keep it affordable for 55 years. So that the project could qualify for construction tax credits, the Housing Authority partnered with Union Bank and the nonprofit Surf Development Company. Construction is expected to cost just shy of \$9.8 million. Two loans from the county — one for \$2.9 million and the other for \$1.6 million — will supplement a \$1.5 million loan from Union Bank and \$3.7 million in tax credits to pay for construction, which Polanskey said will start in November and take about a year.

Prospective tenants — homeless individuals are the first priority, then low-income — will be notified next summer when the application process opens, and they can turn to Legal Aid and the libraries to access the online applications. "We do have a large and chronic homeless population there," said Supervisor Doreen Farr, whose district includes Isla Vista. "It will be really nice to have a location where we can assist them." The board also approved two affordable one-bedroom units for the St. George Del Playa Apartments on the corner of Del Playa Drive and El Embarcadero Road in Isla Vista. Occupancy for those units is projected for January.

(4)



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